LOT 56 & PRIVATE PARK TRACT IN
OR 1525/1223
RAINBOW ACRES SUB UNR PLAT

KAHLBAUM RAY T II & DANA B
95306 ARBOR LANE
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

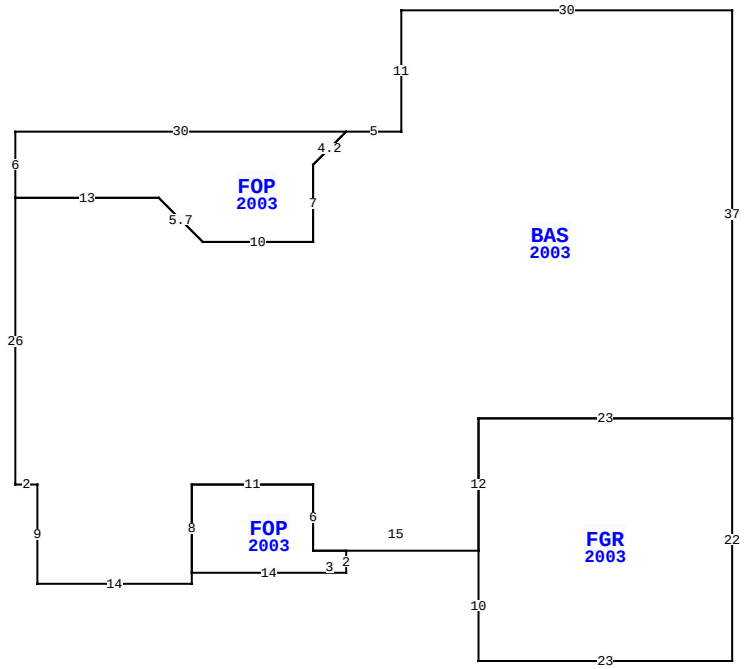
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,274	100	2,274	253,983
FGR	506	55	278	31,050
FOP	94	30	28	3,127
FOP	215	30	64	7,149
TOTALS	3,089		2,644	295,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	105.1200	131.40	347,422	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2008 Heated Area: 2274 HX Base Yr 2008



95306 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,309
TOTAL MARKET OB/XF VALUE		21,888
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		508,447
SOH/AGL Deduction		278,537
ASSESSED VALUE		229,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,910
TOTAL JUST VALUE		508,447
NCON VALUE		8,568
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1223	9/18/2007	WD	Q	I		330,000
GRANTOR: OCEPEK PAUL T & DARA						
GRANTEE: KAHLBAUM RAY T II &						
1326/1366	6/17/2005	WD	Q	I		330,000
GRANTOR: MOSLEY RYAN A & ANGEL						
GRANTEE: OCEPEK PAUL T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S11 W5 FOP=[YR=2003] W30 S6 E13 D4 R4
E10 N7 U3 R3 $ D3 L3 S7 W10 U4 L4 W13 S26 E2 S9 E14N1
FOP=[YR=2003] E14 N2 W3 N6 W11 S8 $ N8 E11 S6 E15
FGR=[YR=2003] S10 E23 N22 W23 S12 $ N12 E23 N37 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	2,890.00	SF	5.20	5.20	100	2003	2003	3	83	12,473	
3	1242	WD DECK A	0	100	35	11	385.00	SF	10.00	10.00	100	2004	2004	3	22	847	
4	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2024	2017		78	5,616	
5	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2024	2018		82	2,952	

LAND DESCRIPTION

TOTAL OB/XF 21,888

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		RS-E	0.00	0.00	2.55	AC		1.00	1.00	1.00	75,000.00	75,000.00	191,250							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 2.55 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 08/06/2024 BY SYS