

PERRY GREGORY WESTON SR
95719 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 80

Interior Floo

08SHT VINYL 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1.5 100

Frame

02WOOD FRAME 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme

04DIST 01 100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,760

100

1993

1,760

158,937

DCK

144

10

2019

14

1,264

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,774108.1500108.15191,858198719870016.5083.50

1 SINGLE FAM - 100% - 2005Heated Area: 1760HX Base Yr 2005

44

40

44

28

12

12

12

12

BAS

1993

DCK

2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE160,201

TOTAL MARKET OB/XF VALUE1,718

TOTAL LAND VALUE - MARKET91,300

TOTAL MARKET VALUE253,219

SOH/AGL Deduction127,982

ASSESSED VALUE125,237

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE74,515

TOTAL JUST VALUE253,219

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE222,900

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U V / I RSN CD SALE PRICE

2451/12049/09/2020QC U I 11100

GRANTOR: O'CONNOR SINDY

GRANTEE: PERRY GREGORY WESTO

1194/108212/10/2003WD Q I 0165,000

GRANTOR: PERRY JOHN E & JEAN L

GRANTEE: PERRY GREGORY & SIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S44 E28 DCK=[YR=2019] S12 E12 N12 W12\$ E12 N44 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000005RSF-10.000.000.83AC1.001.001.10100,000.00110,000.0091,300

EXTRA FEATURES

95719 ARBOR LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

TOTALS

1,9041,774160,201

REVIEW DATE

07/09/2020BYKWA

Total Acres: 0.83Total Land Value: 91,300Market: 0Agricultural: 0Common: 91,300PRINTED 07/30/2025 BY SYS