IN OR 1997/368
RAINBOW ACRES UNR

ANDERSON CARL & BARBARA D L/E/
95596 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

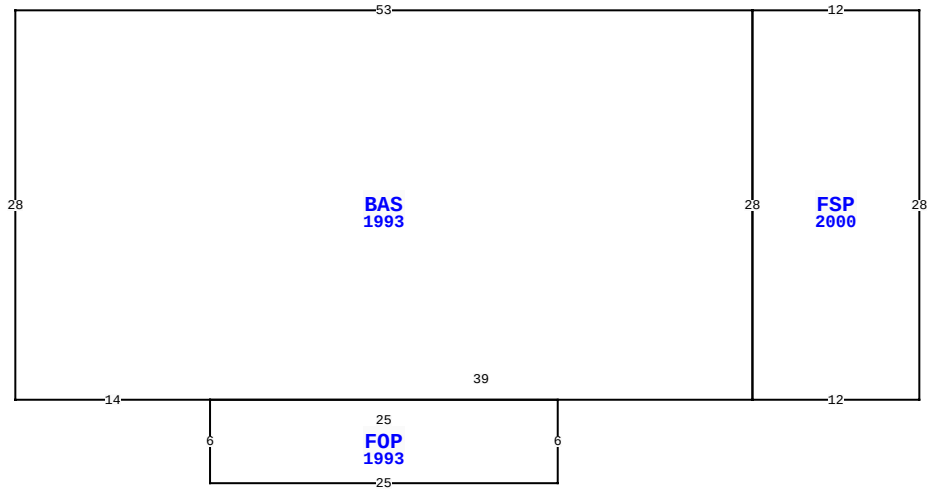
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1993	1,484	140,757
FOP	150	30	1993	45	4,269
FSP	336	40	2000	134	12,710
TOTALS	1,970			1,663	157,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	119.7900	119.79	199,211	1973	1983	0	0	0	20.82	79.18

1 SINGLE FAM – 100% - 0 Heated Area: 1484 HX Base Yr 1984



95596 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,833
TOTAL MARKET OB/XF VALUE		8,474
TOTAL LAND VALUE - MARKET		268,400
TOTAL MARKET VALUE		458,707
SOH/AGL Deduction		286,575
ASSESSED VALUE		172,132
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		116,410
TOTAL JUST VALUE		458,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017982	REPAIR/RRF	35,223	12/30/2021
R1707584	REPAIR/RRF	15,000	12/01/2017
B21303	CARPORT	2,185	04/01/2008
B007706	ADDITION	12,500	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1997/0368	8/12/2015	LE	U	I	11	100
GRANTOR: ANDERSON CARL W & BAR						
GRANTEE: ANDERSON MICHAEL FR						
1090/1527	10/29/2002	WD	U	V		16,900
GRANTOR: HAYES CLAUDE III & KA						
GRANTEE: ANDERSON CARL W & B						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2000] W12 BAS=[YR=1993] W53 S28 E14 FOP=[YR=1993] S6 E25 N6 W25 $ E39 N28 $ S28 E12 N28 $.

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	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1995	1995	3	20	3,360	
2	0812	CONCRETE C	0	100	0	0	2,720.00	SF	4.00	4.00	100	1986	1986	3	47	5,114	

LAND DESCRIPTION

TOTAL OB/XF 8,474

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	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	200,000							
2	000100	C	RES	100		OR	0.00	0.00	1.14	AC		1.00	1.00	0.60	100,000.00	60,000.00	68,400							

REVIEW DATE 03/22/2019 BY KWA Total Acres: 3.14 Total Land Value: 268,400 Market: 0 Agricultural: 0 Common: 268,400 PRINTED 07/30/2025 BY SYS

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95596 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

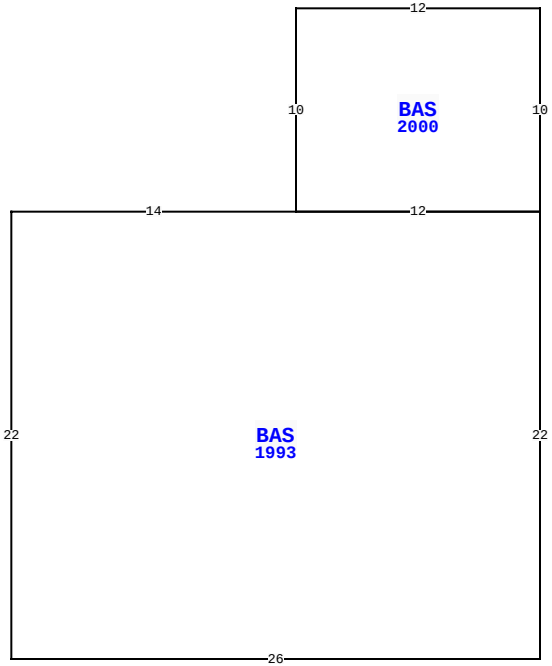
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	7,102
BAS	120	100	2000	120	1,490
TOTALS	692			692	8,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	692	67.1000	24.83	17,182	1977	1977	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 692 HX Base Yr 1984



95596 ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		181,833
TOTAL MARKET OB/XF VALUE		8,474
TOTAL LAND VALUE - MARKET		268,400
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ASSESSED VALUE		172,132
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		116,410
TOTAL JUST VALUE		458,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/0368	8/12/2015	LE	U	I	11	100
GRANTOR: ANDERSON CARL W & BAR						
GRANTEE: ANDERSON MICHAEL FR						
1090/1527	10/29/2002	WD	U	V		16,900
GRANTOR: HAYES CLAUDE III & KA						
GRANTEE: ANDERSON CARL W & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 S10 BAS=[YR=1993] W14 S22 E26 N22 W12 $ E12 N10 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/22/2019 BY KWA Total Acres: 3.14 Total Land Value: 268,400 Market: 0 Agricultural: 0 Common: 268,400 PRINTED 07/30/2025 BY SYS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 80
Interior Wall	04	PLYWOOD 20
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

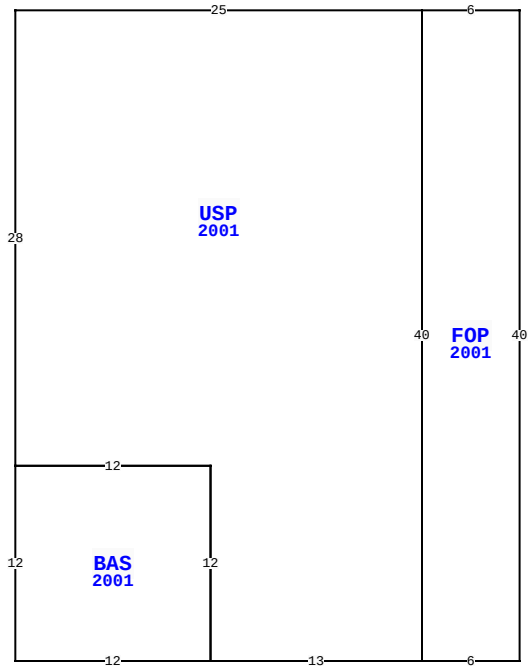
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100	2001	144	4,721
FOP	240	30	2001	72	2,361
USP	856	30	2001	257	8,426
TOTALS	1,240			473	15,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	473	69.6960	36.94	17,473	2001	2001	0	0	0	11.25	88.75

3 ACCESORY U – 100% - 0 Heated Area: 144 HX Base Yr 1984



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GRANTEE: ANDERSON CARL W & B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W6 USP=[YR=2001] W25 S28 BAS=[YR=2001] S12 E12 N12 W12 $ E12 S12 E13 N40 $ S40 E6 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/22/2019 BY KWA Total Acres: 3.14 Total Land Value: 268,400 Market: 0 Agricultural: 0 Common: 268,400 PRINTED 07/30/2025 BY SYS