PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1628/703

MEISS KURT C/SNYDER PEGGY B
95519 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

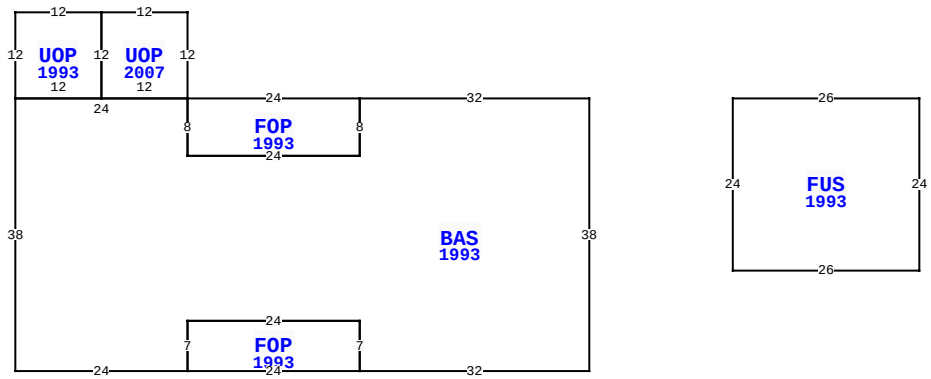
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,680	100	1993	2,680	258,195
FOP	168	30	1993	50	4,817
FOP	192	30	1993	58	5,587
FUS	624	100	1993	624	60,117
UOP	144	20	1993	29	2,794
UOP	144	20	2007	29	2,794
TOTALS	3,952			3,470	334,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,470	112.6770	112.68	391,000	1982	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2010 Heated Area: 3304 HX Base Yr 2010



95519 ARBOR LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,305
TOTAL MARKET OB/XF VALUE		13,045
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		497,350
SOH/AGL Deduction		293,747
ASSESSED VALUE		203,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,881
TOTAL JUST VALUE		497,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13093	RE-ROOF	12,904	08/01/2012
951097	REPAIR/RRF	2,200	11/01/1995
7887	ADDITION	48,125	03/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1628/0703	6/26/2009	WD	U	I	12	150,000
GRANTOR: JARRETT D OWEN & CYNT						
GRANTEE: MEISS KURT C & PEGG						
0963/1459	12/22/2000	WD	Q	I		172,500
GRANTOR: HARRIS LINTON I III &						
GRANTEE: JARRETT D OWEN & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FOP=[YR=1993] W24 S8 E24 N8$ S8 W24 N8 UOP=[YR=2007] N12 W12 UOP=[YR=1993] W12 S12 E12 N12$ S12 E12$ W24 S38 E24 FOP=[YR=1993] E24 N7 W24 S7$ N7 E24 S7 E32 N38$ PTR=E20 FUS=[YR=1993] E26 S24 W26 N24$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0861	POOL GUNIT	0	100	32	17	544.00	SF	85.00	85.00	100	1985	1985	3	20	9,248	
3	0845	KOOL DECK	0	100	0	0	576.00	SF	7.25	7.25	100	1985	1985	3	44	1,837	

LAND DESCRIPTION

TOTAL OB/XF 13,045

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	100,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS