



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,644	100	2007	2,644	302,480
FGR	628	55	2007	345	39,469
FOP	173	30	2007	52	5,949
FOP	222	30	2007	67	7,665
TOTALS	3,667			3,108	355,563

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	50	20	1,000.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	26	50	1,300.00	SF	17.50	17.50	
3	0866	POOL FIBER	0	100	26	14	364.00	SF	72.00	72.00	
4	0855	CONC PAVER	0	100	0	0	1,268.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,108 94.7232 125.03 388,593 2007 2007 0 0 8.50 91.50

1 SNGL FAM - 100% - 2008 Heated Area: 2644 HX Base Yr 2008

Site map showing property boundaries and areas labeled BAS 2007, FOP 2007, and FGR 2007. Dimensions are provided for various sections of the property.

BLD DATE 12/18/2007 RK LGL DATE
XF DATE 12/18/2007 RK LAND DATE
INC DATE AG DATE

05/09/2025 MLU

95487 ARBOR LN, FERNANDINA BEACH

TOTAL OB/XF											
29,815											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		355,563	
TOTAL MARKET OB/XF VALUE		29,815	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		525,378	
SOH/AGL Deduction		291,253	
ASSESSED VALUE		234,125	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		183,403	
TOTAL JUST VALUE		525,378	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21687	XFOB	8,946	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1156/0508	7/24/2003	PR Q	V		01
GRANTOR: PREACHE MAURLINE M &					
GRANTEE: MURRAY KENNETH EUGE					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2007] W31 FOP=[YR=2007] W19 S12 W2 S3 E2 U2 R2 E7 D2 R2 E1 N5 U3 R3 E4 N7 S \$ S7 W4 D3 L3 S5 W1 U2 L2 W7 D2 L2 W2 N3 E2 N12 W18 S17 W3 S12 E3 S11 FOP=[YR=2007] S6 E23 N11 W7 S5 W16 \$ E16 N5 E7 S9 E12 S1 E8 N1 E10 FGR=[YR=2007] S24 E23 N28 W19 S4 W4 \$ E4 N4 E11 N40 \$.					