PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1856/962

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

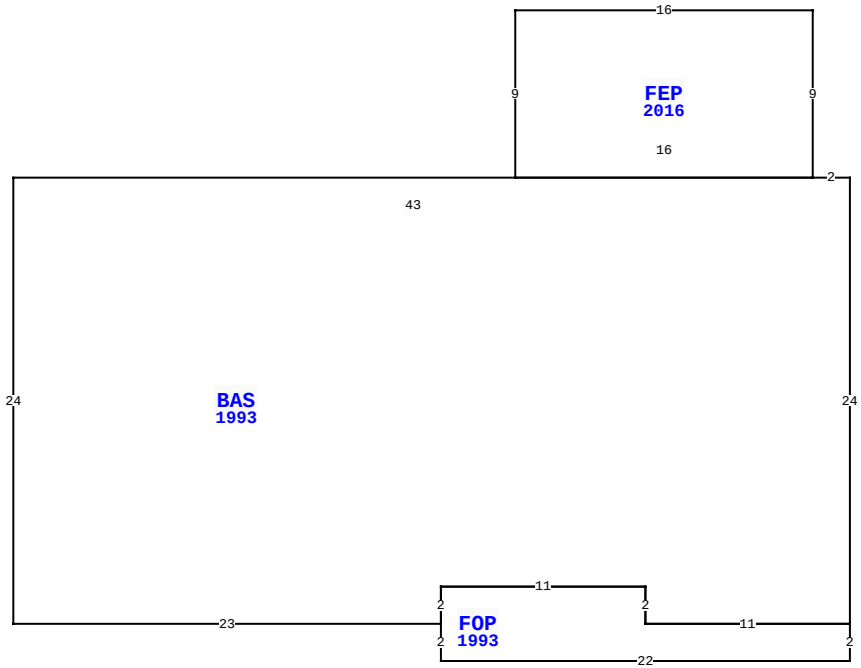
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	1993	1,058	96,256
FEP	144	80	2016	115	10,463
FOP	66	30	1993	20	1,820
TOTALS	1,268			1,193	108,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	135.7860	135.79	161,997	1961	1975	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1058 HX Base Yr



95404 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		108,538
TOTAL MARKET OB/XF VALUE		10,380
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		218,918
SOH/AGL Deduction		37,228
ASSESSED VALUE		181,690
TOTAL EXEMPTION VALUE	13	181,690
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7980	REPAIR/RRF	1,300	04/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0051	3/13/2017	WD	U	I	11	100
GRANTOR: HORNE ELWIN G						
GRANTEE: CARTER JOHN J & PAU						
1856/0962	5/06/2013	AD	U	I	40	52,000
GRANTOR: HORNE ELWIN G						
GRANTEE: CARTER JOHN J & PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=2016] N9 W16 S9 E16$ W43 S24 E23
FOP=[YR=1993] S2 E22 N2 W11 N2 W11 S2$ N2 E11 S2 E11 N24 $.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1980	1980	3	20	1,200	
2	0511	GARAGE CB-	0	100	24	30	720.00	SF	40.00	40.00	100	1980	1980	3	30	8,640	
3	0680	POLE SHED	0	100	10	20	200.00	SF	10.00	10.00	100	2000	2000	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 10,380

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	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/19/2022 BY KWA Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS