

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 410/33
(EX PT IN OR 849/63,

ANDREWS WALTER F
95366 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0023-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

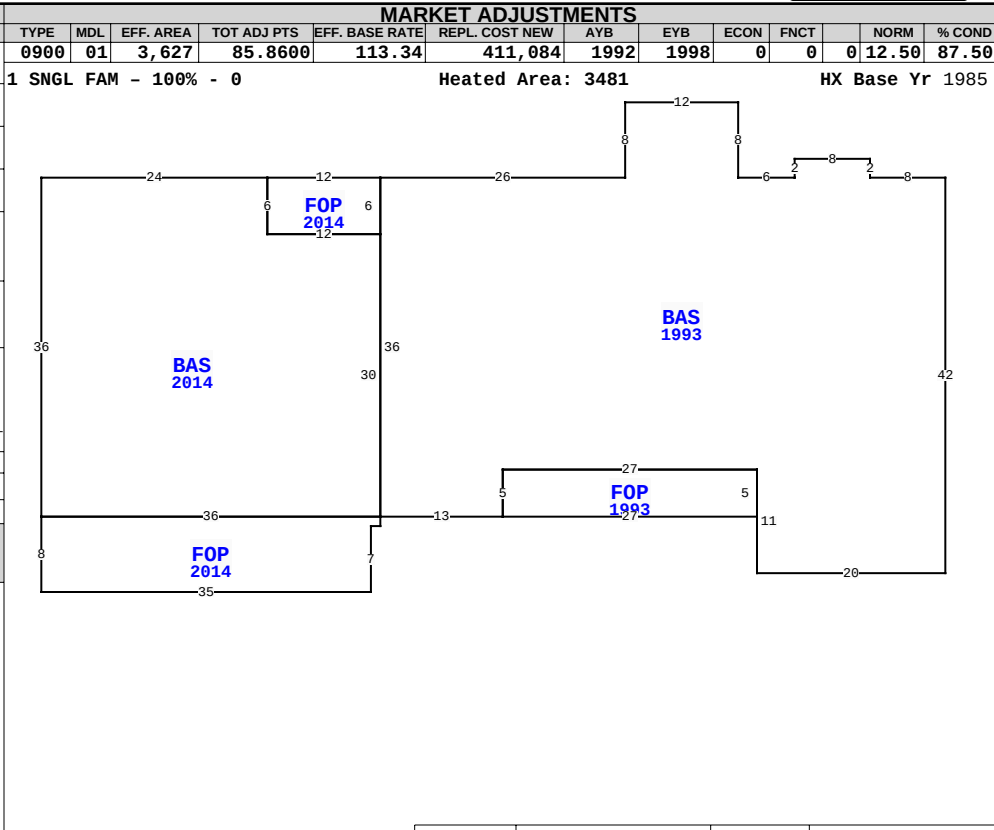
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	1993	2,257	223,832
BAS	1,224	100	2014	1,224	121,387
FOP	135	30	1993	40	3,967
FOP	72	30	2014	22	2,181
FOP	281	30	2014	84	8,331
TOTALS	3,969			3,627	359,698

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
1	1243	WD DECK F	0 100	8	8	64.00	SF	8.00	8.00	100	1991	1991	3	20	102	
2	0681	POLE SHED	0 100	20	6	120.00	SF	15.00	15.00	100	1991	1991	3	20	360	
3	0350	CARPORT WD	0 100	20	12	240.00	SF	13.00	13.00	100	1991	1991	3	20	624	
4	0812	CONCRETE C	0 100	0	0	1,916.00	SF	4.00	4.00	100	1995	1995	3	68	5,212	
5	0845	KOOL DECK	0 100	0	0	983.00	SF	7.25	7.25	100	2000	2000	3	77	5,488	
6	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00	100	2000	2000	3	23	10,010	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
8	0681	POLE SHED	0 100	15	15	225.00	SF	30.00	30.00	100	2002	2002	3	29	1,958	
9	0478	VF 6 SLAT	0 100	0	0	150.00	LF	15.00	15.00	100	2002	2002	3	55	1,238	
10	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	20	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



95366 ARBOR LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 25,992

TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
85.8600	113.34	411,084	1992	1998	0	0	12.50	87.50

1 SNGL FAM - 100% - 0 Heated Area: 3481 HX Base Yr 1985

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		359,698
TOTAL MARKET OB/XF VALUE		25,992
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		485,690
SOH/AGL Deduction		232,313
ASSESSED VALUE		253,377
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		197,655
TOTAL JUST VALUE		485,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327612	ADDITION	121,518	08/01/2013
R13128	REPAIR/RRF	14,000	09/23/2012
B07162	SWIM POOL	0	08/01/2000
4096	NEW CONSTR	2,300	02/12/1992

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0410/0033	12/28/1983	QC	U	V		2,000

GRANTOR: BENNETT MONA O ESTATE
GRANTEE: ANDREWS VIRGINIA J
0389/0308 4/18/1983 QC U V 100
GRANTOR: BALDWIN EVELENA H
GRANTEE: HARRIS EARL F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N2 W8 S2 W6 N8 W12 S8 W26FOP=[YR=2014] W12
BAS=[YR=2014] W24 S36 FOP=[YR=2014] S8 E35 N7 E1 N1 W36 \$
E36 N30 W12 N6 \$ S6 E12 N6 \$ S36 E13 FOP=[YR=1993] E27 N5 W27
S5\$ N5 E27 S11 E20 N42\$.