

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1873/1193
& WELL ESMT IN OR 1873/1188

SNYDER APRIL N
95350 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0023-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
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		

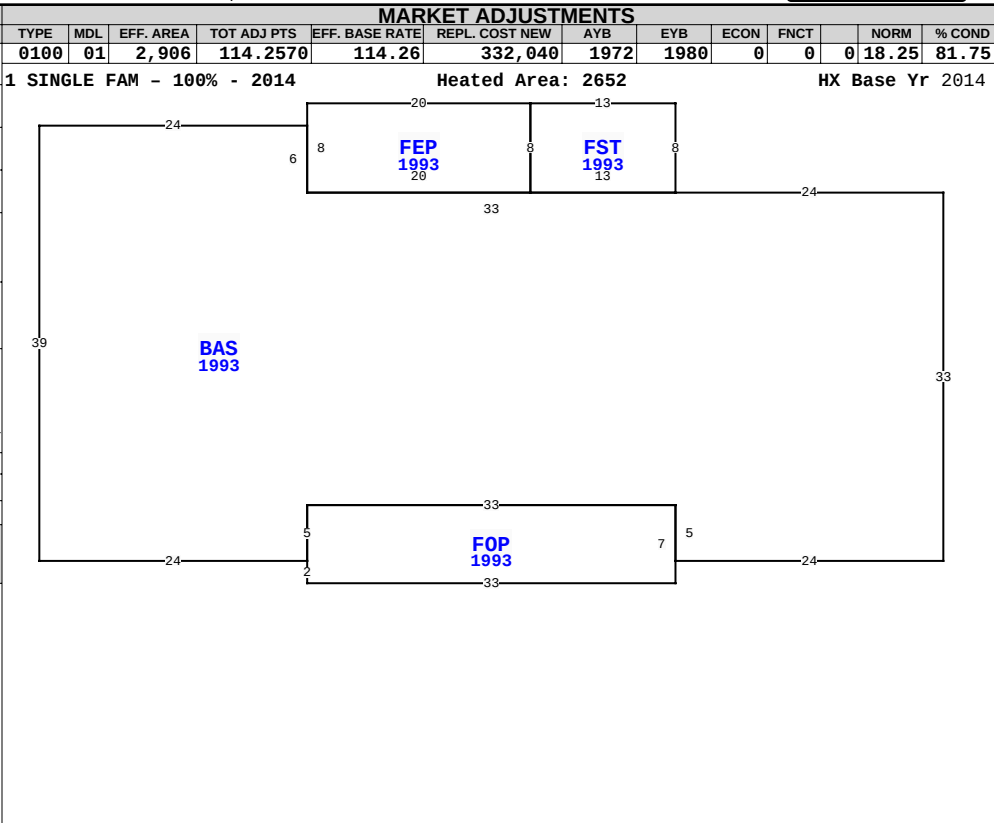
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	1993	2,652	247,717
FEP	160	80	1993	128	11,956
FOP	231	30	1993	69	6,445
FST	104	55	1993	57	5,324

TOTALS	3,147			2,906	271,443
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00
2	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00
3	0845	KOOL DECK	0	100	110	8	880.00	SF	7.25
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50
5	0811	CONCRETE B	0	100	66	12	792.00	SF	5.20
6	1242	WD DECK A	0	100	14	20	280.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE	03/19/2019	BY	KW
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95350 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	1972	1972	3	31.2	546	
2	0861	POOL GUNIT	0	100	18	36	648.00	SF	85.00	85.00	100	1974	1974	3	20	11,016	
3	0845	KOOL DECK	0	100	110	8	880.00	SF	7.25	7.25	100	1974	1974	3	24	1,531	
4	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	1984	1984	3	41	959	
5	0811	CONCRETE B	0	100	66	12	792.00	SF	5.20	5.20	100	1972	1972	3	22	906	
6	1242	WD DECK A	0	100	14	20	280.00	SF	10.00	10.00	100	1980	1980	3	20	560	

TOTAL OB/XF													15,518	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	1			

Total Acres: 1.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		271,443			
TOTAL MARKET OB/XF VALUE		15,518			
TOTAL LAND VALUE - MARKET		100,000			
TOTAL MARKET VALUE		386,961			
SOH/AGL Deduction		212,562			
ASSESSED VALUE		174,399			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		123,677			
TOTAL JUST VALUE		386,961			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		349,343			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4732	REPAIR/RRF	2,500	03/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2316/0762	10/17/2019	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: SNYDER APRIL NICOLE							
1873/1193	8/16/2013	WD	Q	I	02	130,000	
GRANTOR: HARRIS JOYCE V							
GRANTEE: SNYDER RYAN S & APR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 FST=[YR=1993] N8 W13 FEP=[YR=1993] W20 S8 E20 N8\$ S8 E13\$ W33 N6 W24 S39E24 FOP=[YR=1993] S2 E33 N7 W33 S5\$ N5 E33 S5 E24 N33\$.									