

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E
IN OR 2675/694

CALDERWOOD MITCHELL CASE LIVING TRUST/CALDERWOOD M
95359 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0023-0070



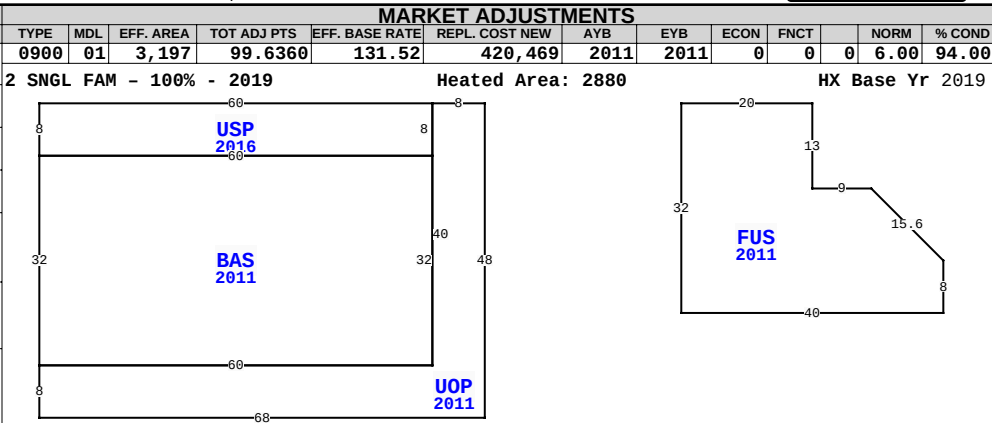
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2011	1,920	237,367
FUS	960	100	2011	960	118,683
UOP	864	20	2011	173	21,388
USP	480	30	2016	144	17,803
TOTALS	4,224			3,197	395,241

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	390.00	SF	40.00
2	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00
3	0303	FLT DOCK W	0	100	18	8	144.00	SF	26.00
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0006	RSF-1	0.00	0.00	230.00



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,197	99.6360	131.52	420,469	2011	2011	0	0	6.00	94.00
95359 ARBOR LN, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/09/2025 MLU											

TOTAL OB/XF									
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1	0300	BOAT DCK W	0	100	0	0	390.00	SF	40.00
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
395,241									
TOTAL MARKET OB/XF VALUE									
17,154									
TOTAL LAND VALUE - MARKET									
1,840,000									
TOTAL MARKET VALUE									
2,252,395									
SOH/AGL Deduction									
1,409,595									
ASSESSED VALUE									
842,800									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
792,078									
TOTAL JUST VALUE									
2,252,395									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
2,119,193									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010700	30X40 GARAGE 9X40	89,494	09/18/2024
C24004	CO ISSUED	0	04/26/2011
R12582	REPAIR/RRF	14,000	03/01/2011
E23000	NEW CONSTR	10,000	10/01/2010
M15697	H/AC	0	10/01/2010
P14503	NEW CONSTR	0	10/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/694	10/03/2023	QC	U	I	11	100
GRANTOR: CALDERWOOD MITCHELL C						
GRANTEE: CALDERWOOD MITCHELL						
2672/108	10/03/2023	QC	U	I	11	100
GRANTOR: CALDERWOOD MITCHELL C						
GRANTEE: CALDERWOOD MITCHELL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2011] W8 USP=[YR=2016] W60 S8 BAS=[YR=2011] S32 E60 N32 W60 \$ E60 N8\$ S40 W60 S8 E68 N48 \$ PTR= E30 FUS=[YR=2011] E20 S13 E9 D11 R11 S8 W40 N32 \$ W30 \$.									