

**PORTER DANIEL & IRIVELISSE**  
95415 ARBOR LN  
FERNANDINA BEACH, FL 32034

**44-2N-28-0000-0023-0080**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall21STONE 10

RooF Structur08IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3.5100

Frame Stories Units02WOOD FRAME 100  
2.100  
0100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,44810020202,448445,547

FGR97455202053697,554

FOP128302020386,916

FOP146302020448,008

FOP2603020207814,196

FUS1,62310020201,623295,393

STR141020201182

STR481020205910

TOTALS5,6414,773868,708

MARKET ADJUSTMENTS

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

0500114,773117.0064184.87882,38520202020001.5598.45

1 SFR CUST - 100% - 2021 Heated Area: 4071 HX Base Yr 2021

FOP 2020

FOP 2020

FOP 2020

S212 2020

FUS 2020

BAS 2020

FGR 2020

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025 MLU

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

10300BOAT DCK W0100644256.00SF54.0054.001002019201938712,027

21241WD DECK G01002612312.00UT15.5315.53100202020203904,359

30350CARPORT WD01002612312.00SF13.0013.00100202020203863,488

40310AL GANG WY01000021.00LF115.00115.00100201920193821,980

50317DCK PLNG W0100004.00UT1,250.001,250.00100201920193824,100

60303FLT DOCK W0100208160.00SF35.1035.10100201920193874,886

70323BOAT LFT H0100001.00UT2,500.002,500.00100201920193822,050

80462ST/AL FNC01001085540.00SF10.0010.00100201920193874,698

90092AUTO GATE0100001.00UT3,500.003,500.00100202020203863,010

100855CONC PAVER0100002,650.00SF10.0010.001002020202039825,970

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000132CRESCENT RES RIVER1000006RSF-10.000.00147.00FF1.001.001.008,000.008,000.001,176,000

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE868,708

TOTAL MARKET OB/XF VALUE107,685

TOTAL LAND VALUE - MARKET1,176,000

TOTAL MARKET VALUE2,152,393

SOH/AGL Deduction935,272

ASSESSED VALUE1,217,121

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE1,166,399

TOTAL JUST VALUE2,152,393

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,042,031

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNN CD SALE PRICE

2442/04343/12/2021WDUUI11100

GRANTOR: PORTER DANIEL & IRIVE

GRANTEE: PORTER DANIEL & IRI

2427/14701/25/2021WDUVV37203,800

GRANTOR: NASSAUVILLE LLC

GRANTEE: PORTER DANIEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W21 S6 FOP=[YR=2020] W31 S4 E8 S8 E11 N4 E12 N8\$ S8 W12 S4 W11 N8 W22 S14 W9 S29 E16 N8 FOP=[YR=2020] E13 S1 E2 STR=[YR=2020] S2 E7 N2 W7\$ E9 N7 W1 S1 W9 N1 W14 S6\$ N6 E14 S1 E9 N1 E11 S8 FGR=[YR=2020] S26 E1 S14 E12 N1 E12 N39 W25\$ E25 N8 W6 N18 E6 N21\$ PTR= E20 FUS=[YR=2020] E29 FOP=[YR=2020] N4E16 S8 W16 N4\$ S4 E16 N14 E19 S21 W4 S20 W9 N2 W13 N5 STR=[YR=2020] W4 N12 E4 S12\$ N12 W4 S6 W12 S11 W15 N15 W7 N14\$ W20 \$.

REVIEW DATE12/04/2020BYKWTotal Acres: 0.00Total Land Value: 1,176,000Market: 0Agricultural: 0Common: 1,176,000PRINTED 07/30/2025 BY SYS

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