



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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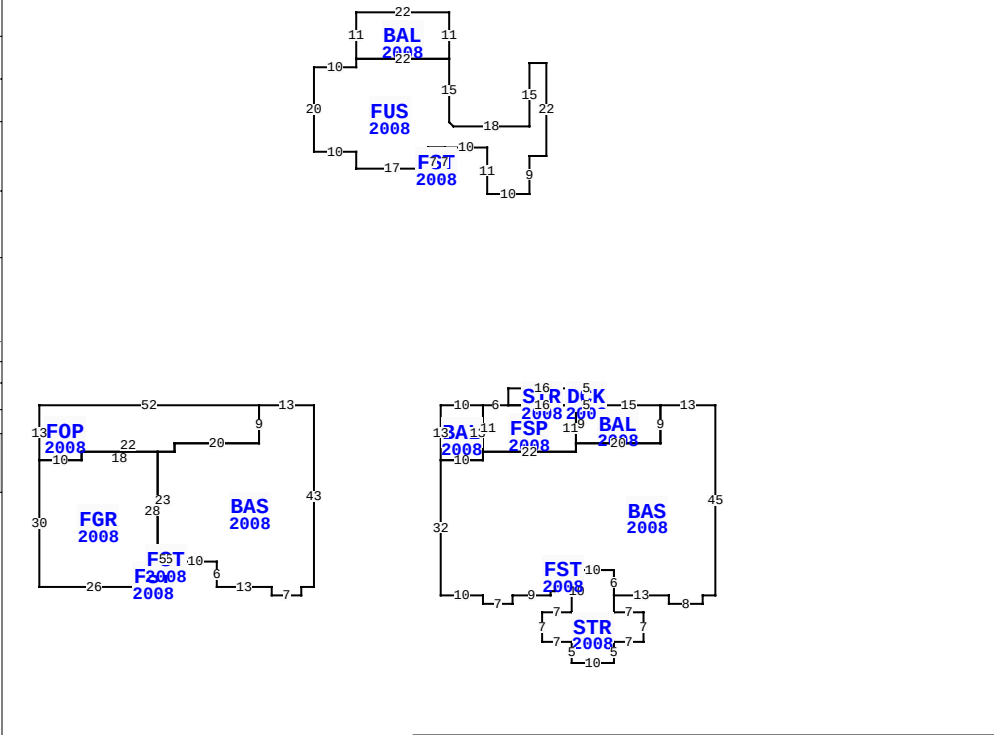
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	130	15	2008	20	2,915
BAL	180	15	2008	27	3,935
BAL	242	15	2008	36	5,247
BAS	1,285	100	2008	1,285	187,289
BAS	2,310	100	2008	2,310	336,682
DCK	20	10	2008	2	291
FGR	868	55	2008	477	69,523
FOP	552	30	2008	166	24,195
FSP	242	40	2008	97	14,138
FST	6	55	2008	3	437
TOTALS	7,322			5,537	807,018

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	100	0	0	1,411.00	SF	4.00	4.00	100	2008	2008	3	88	4,967	
2	0300	BOAT DCK W	0	100	0	0	352.00	SF	40.00	40.00	100	2008	2008	3	48	6,758	
3	0350	CARPORT WD	0	100	27	20	540.00	SF	13.00	13.00	100	2008	2008	3	31	2,176	
4	0310	AL GANG WY	0	100	0	0	55.00	LF	115.00	115.00	100	2008	2008	3	31	1,961	
5	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	100	2008	2008	3	48	1,248	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	31	775	
7	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2008	2008	3	72	829	
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	750.00	750.00	100	2008	2008	3	31	930	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000132	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,537	114.9500	181.62	1,005,630	2008	2008	12	0	0	7.75	80.25
1 SFR CUST - 100% - 2025												
Heated Area: 4636												
HX Base Yr 2025												



** This building has 16 Sub-Areas	BLD DATE	12/05/2008	RK	LGL DATE	
	XF DATE	12/05/2008	RK	LAND DATE	
	INC DATE			AG DATE	
95431 ARBOR LN, FERNANDINA BEACH				05/09/2025	MLU

TOTAL OB/XF												
29,844												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		807,018	
TOTAL MARKET OB/XF VALUE		29,844	
TOTAL LAND VALUE - MARKET		880,000	
TOTAL MARKET VALUE		1,716,862	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,716,862	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,666,140	
TOTAL JUST VALUE		1,716,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,830,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22030	XFOB	2,500	10/01/2008
M13250	MECH OTHER	0	08/01/2007
P12349	OTHER	0	05/01/2007
E19105	ELEC OTHER	8,625	04/01/2007
R10256	REPAIR/RRF	19,775	04/01/2007
B19724	NEW CONSTR	550,000	04/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2709/1520	5/02/2024	WD	Q	I	01
GRANTOR: KING M WADE & LISA B					
GRANTEE: BALE DENISE HOLLY					
1454/1478	10/25/2006	WD	Q	V	
GRANTOR: W H GROSS COMPANY					
GRANTEE: KING M WADE & LISA					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2008] W13 FOP=[YR=2008] W52 S13 FGR=[YR=2008] S30 E26 N1 FST=[YR=2008] E2 N3 FST=[YR=2008] E4 N5 W4 S5 \$ W2 S3\$ N3 E2 N28 W18 S2 W10\$ E10 N2 E22 N2 E20 N9 \$ S9 W20 S2 W4 S23 E4 S3 E10 S6 E13 S2 E7 N2 E3 N43 \$ PTR= E30 BAL=[YR=2008] E10 FSP=[YR=2008] E6 STR=[YR=2008] N4 E16 DCK=[YR=2008] E5 S4 BAL=[YR=2008] E15 BAS=[YR=2008] E13 S45 W3 S2 W8 N2 W13STR=[YR=2008] S4 E7 S7 W7 S5 W10 N5 W7 N7 E7 N10 E10 S6\$ N6 W10 FST=[YR=2008] S2 W4 N4 E4 S2\$ N2 W4S7 W1 S1 W9 S2 W7 N2 W10 N32 E10 N2 E22 N2 E20 N9 \$ S9 W20 N9 E5 \$ W5 N4 \$ S4 W16\$ E16 S11 W22 N11 \$ S13 W10 N13 \$W30\$ PTR= N60 FUS=[YR=2008] N20 E10 N2 BAL=[YR=2008] N11 E22 S11 W22 \$ E22 S15 D1 R1 E18 N15 E4 S22 W4 S9 W10 N11 W10		