PT SAMUEL HARRISON GRANT
IN SEC 44-2N-28E
IN OR 2340/282

FOX ERIN
95058 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0027-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

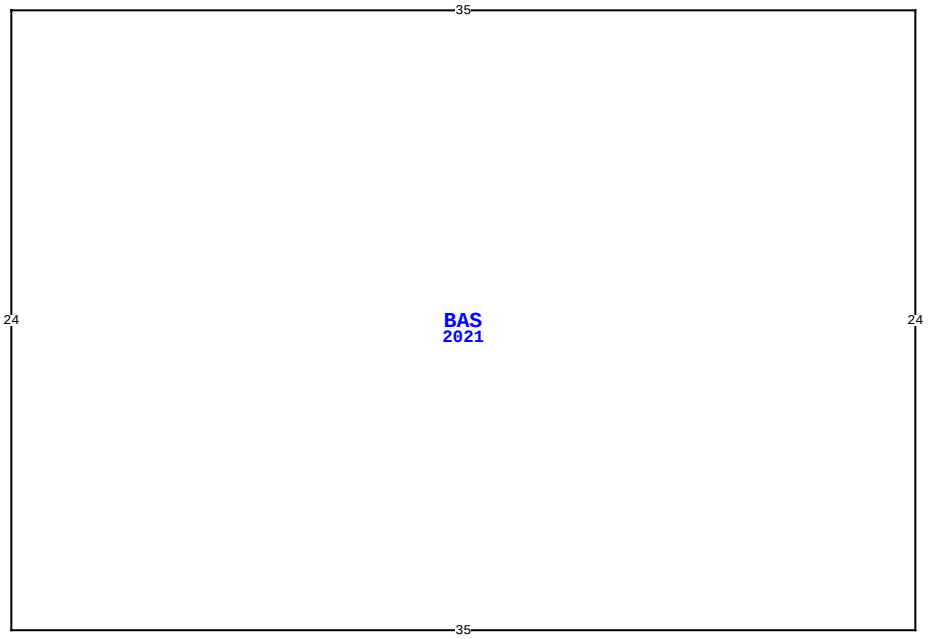
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0700	MISC RESIDENTIAL
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	840	100	2021	840	20,794
TOTALS	840			840	20,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	68.9700	25.52	21,437	2021	2021	0	0	0	3.00	97.00

1 GARAGE RES – 0% - 0 Heated Area: 840 HX Base Yr



SEYMORE POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,794
TOTAL MARKET OB/XF VALUE	3,604
TOTAL LAND VALUE - MARKET	81,675
TOTAL MARKET VALUE	106,073
SOH/AGL Deduction	35,328
ASSESSED VALUE	70,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,745
TOTAL JUST VALUE	106,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/0282	2/19/2020	QC	U	V	11	100
GRANTOR: MCCARTHY RORREY						
GRANTEE: FOX ERIN						
1953/1729	10/24/2014	WD	U	V	11	100
GRANTOR: BEST EDYTHE						
GRANTEE: MCCARTHY RORREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	16	35	560.00	SF	6.50	6.50	100	2021	2021	3	99	3,604	

LAND DESCRIPTION

TOTAL OB/XF 3,604

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RSF-1	0.00	0.00	0.61	AC		1.00	1.00	1.35	100,000.00	135,000.00	81,675							

REVIEW DATE 02/28/2022 BY DJ Total Acres: 0.61 Total Land Value: 81,675 Market: 0 Agricultural: 0 Common: 81,675 PRINTED 07/30/2025 BY SYS