PT SAMUEL HARRISON GRANT
IN SEC 44-2N-28E
IN OR 1953/1277

FOX ERIN
95058 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0027-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

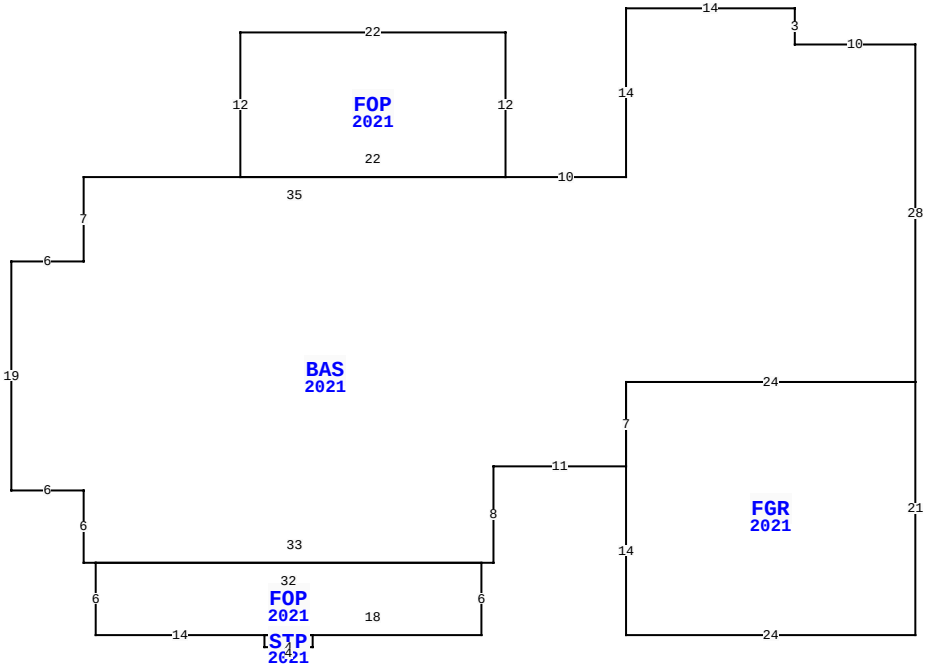
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,180	100	2021	2,180	314,773
FGR	504	55	2021	277	39,996
FOP	192	30	2021	58	8,374
FOP	264	30	2021	79	11,407
STP	4	10	2021	0	0
TOTALS	3,144			2,594	374,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,594	110.4960	145.85	378,335	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2180 HX Base Yr 2023



95058 ARBOR LN, 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		374,552
TOTAL MARKET OB/XF VALUE		8,346
TOTAL LAND VALUE - MARKET		81,675
TOTAL MARKET VALUE		464,573
SOH/AGL Deduction		57,135
ASSESSED VALUE		407,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		356,716
TOTAL JUST VALUE		464,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013140	CO ISSUED	0	08/19/2021
B2013140	NEW CONSTR	303,078	01/04/2021
B2011566	GARAGE	40,572	11/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/1727	10/24/2014	WD	U	V	11	100

GRANTOR: BEST EDYTHE
GRANTEE: FOX ERIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W10 N3 W14 S14 W10 FOP=[YR=2021] N12 W22 S12
E22$ W35 S7 W6 S19 E6 S6 E1 FOP=[YR=2021] S6 E14
STP=[YR=2021] S1 E4 N1 W4$ E18 N6 W32$ E33 N8 E11
FGR=[YR=2021] S14 E24 N21 W24 S7$ N7 E24 N28$.

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	0811	CONCRETE B	0	100	0	0	948.00	SF	5.20	5.20	100	2021	2021	3	99	4,880	
2	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50	6.50	100	2021	2021	3	99	1,486	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 8,346

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	100		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