PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2207/1048
LYING SOUTH OF OR 2202/1751

LOPER JAMES
322 S 6TH ST
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0029-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

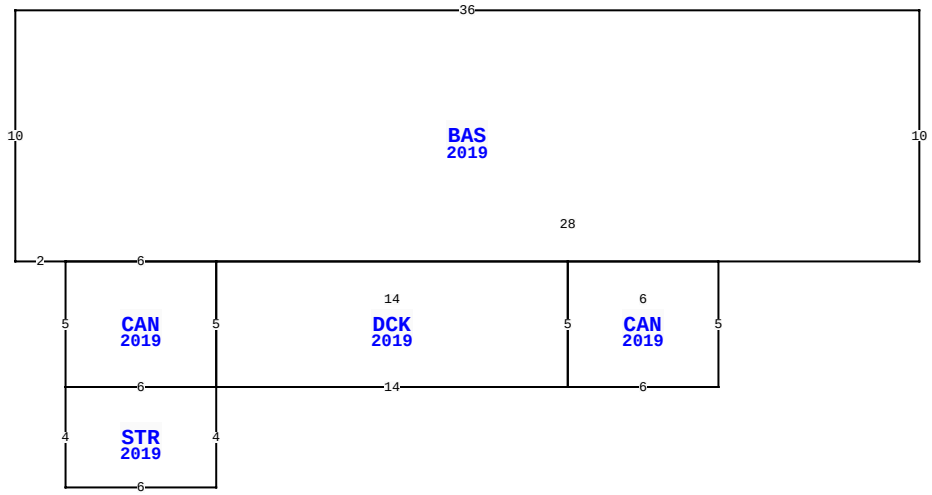
DOR CODE	3000	FLORIST/GREENHOUSE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2019	360	25,315
CAN	30	30	2019	9	632
CAN	30	30	2019	9	632
DCK	70	10	2019	7	492
STR	24	10	2019	2	140
TOTALS	514			387	27,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	387	92.7675	75.61	29,261	2019	2019	0	0	0	7.00	93.00

1 MH OFFICE – 0% - 0 Heated Area: 360 HX Base Yr



95740 ARBOR LN, FERNANDINA BEACH

BLD DATE	04/02/2020	KK	LGL DATE	
XF DATE	04/02/2020	KK	LAND DATE	04/24/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	27,213
TOTAL MARKET OB/XF VALUE	28,379
TOTAL LAND VALUE - MARKET	98,668
TOTAL MARKET VALUE	154,260
SOH/AGL Deduction	1,521
ASSESSED VALUE	152,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,739
TOTAL JUST VALUE	154,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003103	NEW CONSTR	20,000	05/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/1048	6/29/2018	PR	U	V	19	85,000
GRANTOR: HAKIMIAN VICTORIA PR						
GRANTEE: LOPER JAMES & ANGEL						
0895/0379	1/08/1999	WD	U	V	07	100
GRANTOR: HUNTLEY W T & LL						
GRANTEE: HOSHALL CLARK V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 S10 E2 CAN=[YR=2019] S5 STR=[YR=2019] S4 E6 N4 W6$ E6 N5 W6$ E6 DCK=[YR=2019] S5 E14 CAN=[YR=2019] E6 N5 W6 S5$ N5 W14$ E28 N10$.

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	0	0	0	881.00	SF	5.20	5.20	100	2019	2019	3	97	4,444	
2	0400	CONC CURB	0	0	0	0	104.00	LF	15.00	15.00	100	2019	2019	3	98	1,529	
3	1076	TRELLIS A	0	0	12	6	72.00	SF	7.50	7.50	100	2019	2019	3	87	470	
4	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2019	2019	3	97	2,144	
5	1242	WD DECK A	0	0	0	0	204.00	SF	10.00	10.00	100	2019	2019	3	82	1,673	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,518.00	1,518.00	100	2019	2019	3	94	2,854	
7	0810	CONCRETE A	0	0	0	0	362.00	SF	6.50	6.50	100	2019	2019	3	97	2,282	
8	0424	CL FNC 6'	0	0	0	0	203.00	LF	20.00	20.00	100	2019	2019	3	94	3,816	
9	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2019	2019	3	94	329	
10	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2019	2019	3	94	529	

TOTAL OB/XF 20,070

LAND DESCRIPTION

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	009600	C	WASTELAND	0		CN	0.00	0.00	0.16	AC		1.00	1.00	1.00	2,500.00	2,500.00	400							
2	004900	C	OPEN STRGE	0		CN	0.00	0.00	40,945.00	SF		1.00	1.00	0.80	3.00	2.40	98,268							

REVIEW DATE 04/02/2020 BY KK Total Acres: 0.16 Total Land Value: 98,668 Market: 0 Agricultural: 0 Common: 98,668 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0424	CL FNC 6'	0	0	0	0	391.00	LF	20.00	20.00	100	2019	2019	3	94	7,351	
12	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2019	2019	3	82	394	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 8,309

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

REVIEW DATE 04/02/2020 BY KK Total Acres: 0.16 Total Land Value: 98,668 Market: 0 Agricultural: 0 Common: 98,668 PRINTED 07/30/2025 BY SYS