LOT 46 R621468
L/E OR 1779/1376
ELLIS LANDING UNR

HARRELSON JAMES A & SYLVIA L/E/
95593 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

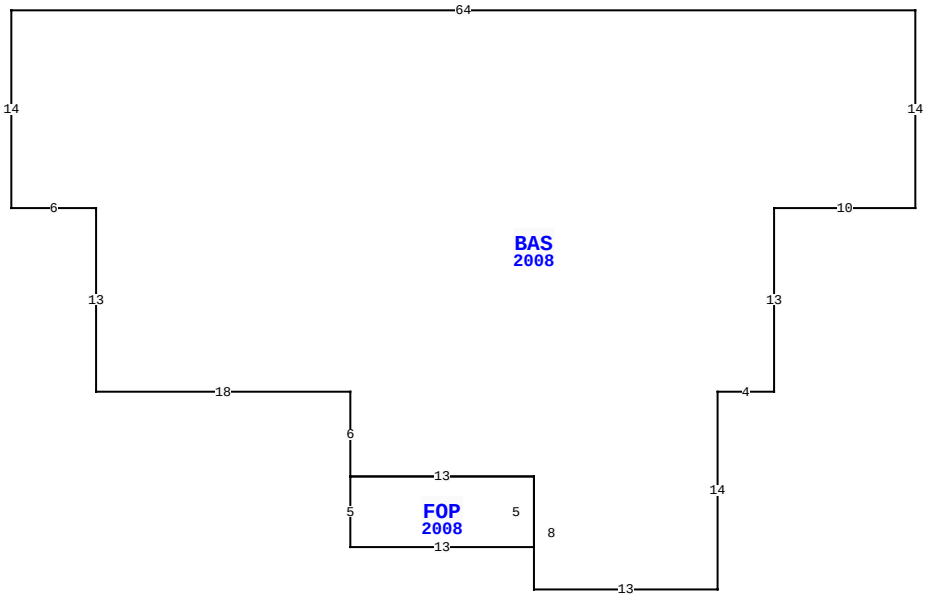
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2008	1,780	172,784
FOP	65	30	2008	20	1,942
TOTALS	1,845			1,800	174,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,800	116.6000	104.94	188,892	2008	2008	0	0	0	7.50	92.50

2 SFR MODULR – 100% - 2009 Heated Area: 1780 HX Base Yr 2009



95593 ARBOR LN, FERNANDINA BEACH

BLD DATE	02/23/2009	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,725
TOTAL MARKET OB/XF VALUE		16,235
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		290,960
SOH/AGL Deduction		190,452
ASSESSED VALUE		100,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,786
TOTAL JUST VALUE		290,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802014	REPAIR/RRF	3,000	03/01/2018
C21607	CO ISSUED	9,000	10/16/2008
M14134	MECH OTHER	0	09/01/2008
P13488	OTHER	0	09/01/2008
B21607	NEW CONSTR	9,000	07/01/2008
B21624	DEMOLITION	2,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1779/1376	2/10/2012	WD	U	I	11	100
GRANTOR: LEE JOSEPH M & ELIZAB						
GRANTEE: LEE JOSEPH M & ELIZ						
1591/1600	11/03/2008	WD	Q	I	01	100
GRANTOR: LEE JOSEPH & ELIZABET						
GRANTEE: HARRELSON JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S14 E6 S13 E18 S6 FOP=[YR=2008] S5 E13 N5 W13 $ E13 S8 E13 N14 E4 N13 E10 N14 $.

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	0855	CONC PAVER	0	100	0	0	1,483.00	SF	10.00	10.00	100	2008	2008	3	88	13,050	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 16,235

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-	1125.00	160.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/19/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS