LOT 47
IN OR 1158/624
ELLIS LANDING UNR

BEASLEY TERRY O & L DENISE
95599 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

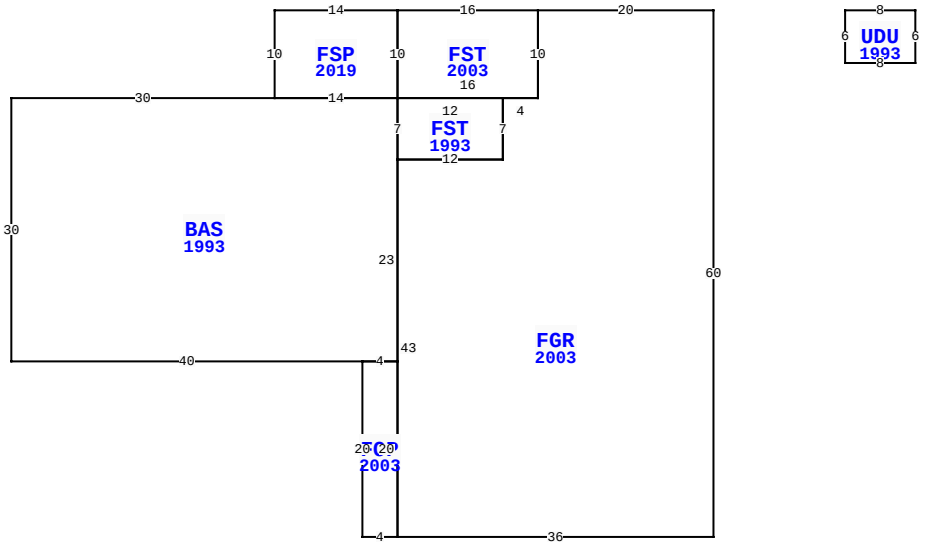
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	139,108
FGR	1,916	55	2003	1,054	111,075
FOP	80	30	2003	24	2,529
FSP	140	40	2019	56	5,901
FST	84	55	1993	46	4,848
FST	160	55	2003	88	9,274
UDU	48	55	1993	26	2,740
TOTALS	3,748			2,614	275,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,614	122.5440	122.54	320,320	1985	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1320 HX Base Yr 1995



95599 ARBOR LN, FERNANDINA BEACH

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

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	100	0	0	400.00	SF	6.50	6.50	100	1985	1985	3	44	1,144	
2	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	2003	2003	3	82	1,578	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,475
TOTAL MARKET OB/XF VALUE		2,722
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		378,197
SOH/AGL Deduction		210,376
ASSESSED VALUE		167,821
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,099
TOTAL JUST VALUE		378,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108275	REPAIR/REMODEL	6,000	06/23/2021
R1707316	REPAIR/RRF	17,228	11/01/2017
B018250	GARAGE	45,760	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/0624	7/30/2003	WD	Q	I	01	100
GRANTOR: BEASLEY L DENISE						
GRANTEE: BEASLEY TERRY O & D						
0979/1876	4/06/2001	WD	Q	I	01	100
GRANTOR: WALTERS L DENISE						
GRANTEE: BEASLEY TERRY O & L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W20 FST=[YR=2003] W16 FSP=[YR=2019] W14 S10 BAS=[YR=1993] W30 S30 E40 FOP=[YR=2003] S20 E4 N20 W4 $ E4 N23 FST=[YR=1993] E12 N7 W12 S7 $ N7 W14$ E14 N10$ S10 E16 N10$ S10 W4 S7 W12 S43 E36 N60 $ PTR= E15 UDU=[YR=1993] E8S6 W8 N6 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,722

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	0006	RSF-1	125.00	160.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/02/2020 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS