LOT 65
IN OR 2577/1190
ELLIS LANDING UNR

DAVIS PEGGY REVOCABLE TRUST/DAVIS PEGGY L TRUSTEE
95543 ARBOR LN
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

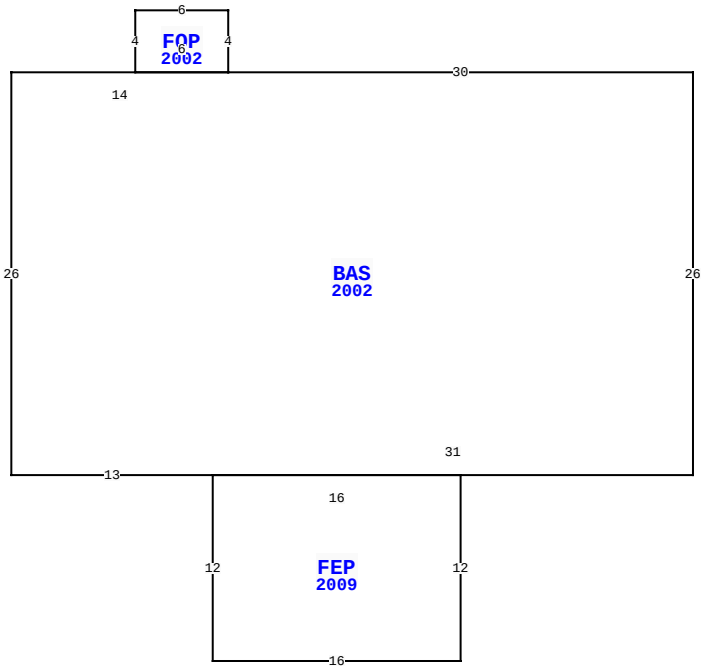
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,144	100	2002	1,144	117,316
FEP	192	80	2009	154	15,793
FOP	24	30	2002	7	718
TOTALS	1,360			1,305	133,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,305	127.6704	114.90	149,944	2002	2002	0	0	0	10.75	89.25

1 SFR MODULR – 100% - 2019 Heated Area: 1144 HX Base Yr 2019



95543 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		150,371
TOTAL MARKET OB/XF VALUE		6,263
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		256,634
SOH/AGL Deduction		105,728
ASSESSED VALUE		150,906
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,184
TOTAL JUST VALUE		256,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22081	ELEC OTHER	1,000	09/01/2009
B22794	XFOB	28,512	08/01/2009
B0210153	XFOB	2,000	08/01/2002
B0209804	NEW CONSTR	96,096	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1190	7/12/2022	WD	U	I	11	100
GRANTOR: DAVIS PEGGY L						
GRANTEE: DAVIS PEGGY REVOCAB						
2187/0656	3/28/2018	WD	Q	I	02	174,000
GRANTOR: GROVES STANLEY E & BE						
GRANTEE: DAVIS PEGGY L & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 FOP=[YR=2002] N4W6 S4 E6 $ W14 S26 E13
FEP=[YR=2009] S12 E16 N12 W16$ E31 N26$.

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	648.00	SF	5.20	5.20	100	2009	2009	3	89	2,999	
2	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	2012	2012	3	64	768	
3	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	10.00	100	2015	2015	3	65	2,496	

LAND DESCRIPTION

TOTAL OB/XF 6,263

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 06/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	06	Quality Level 06

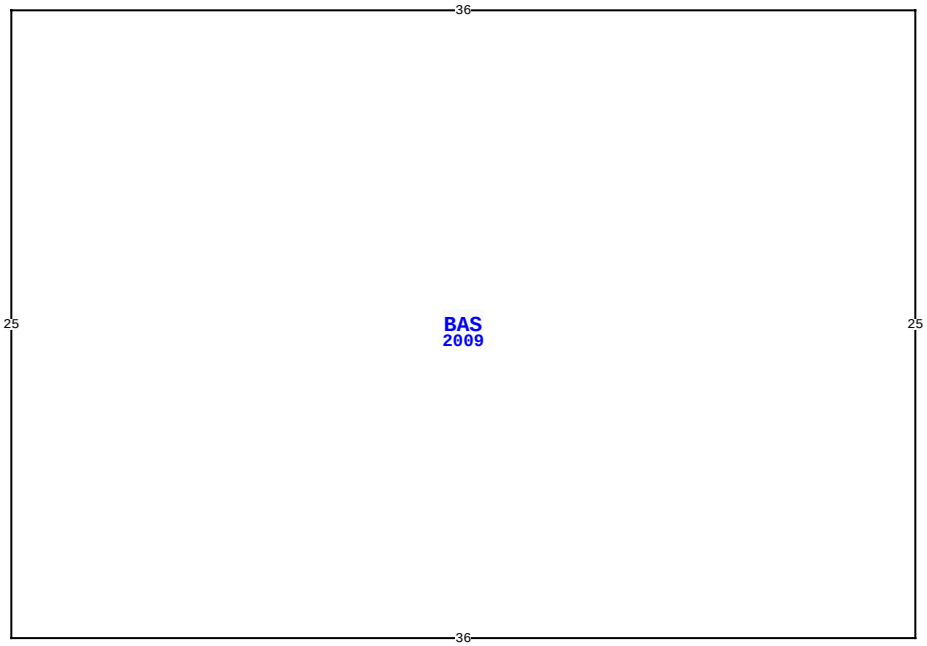
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2009	900	16,546
TOTALS	900			900	16,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	22.98	20,682	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2019 Heated Area: 900 HX Base Yr 2019



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GRANTOR: GROVES STANLEY E & BE						
GRANTEE: DAVIS PEGGY L & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W36 S25 E36 N25$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS