LOT 66
IN OR 826 PG 355
ELLIS LANDING UNR

GROVES SCOTT D
95533 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

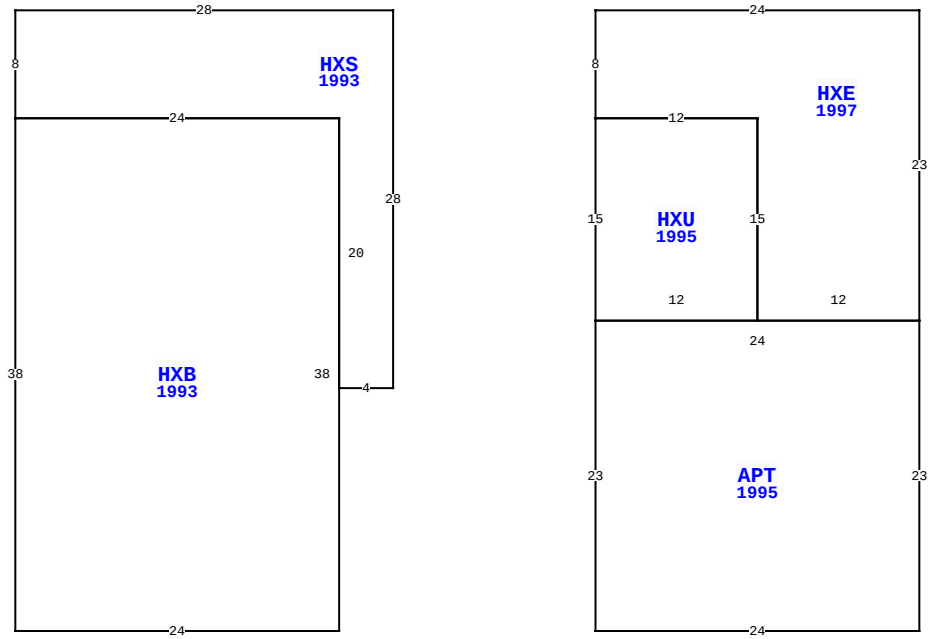
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	552	100	1995	552	51,246
HXB	912	100	1993	912	84,667
HXE	372	80	1997	298	27,665
HXS	304	40	1993	122	11,326
HXU	180	55	1995	99	9,191
TOTALS	2,320			1,983	184,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,983	113.9103	113.91	225,884	1983	1987	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 1999 Heated Area: 1762 HX Base Yr 1999



95533 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		184,095
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		284,095
SOH/AGL Deduction		150,321
ASSESSED VALUE		133,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,052
TOTAL JUST VALUE		284,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007382	CHNGE SRVC	1,500	10/01/2000
974049	ADDITION	4,300	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0826/0355	3/13/1998	WD	Q	I		72,000
GRANTOR: KRAMER ROBERT E SR &						
GRANTEE: GROVES SCOTT D						
0819/1424	1/14/1998	WD	U	I	07	100
GRANTOR: KRAMER ROBERT E SR						
GRANTEE: KRAMER ROBERT SR &						

BUILDING NOTES

BUILDING DIMENSIONS

HXS 1993= W28 S8 HXB=[YR=1993] S38 E24 N38 W24 $ E24 S20 E4 N28 $ PTR= E15 HXE=[YR=1997] E24 S23 APT=[YR=1995] S23 W24 N23 HXU=[YR=1995] E12 N15 W12 S15 $ E24 $ W12 N15 W12 N8 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	1133.00	196.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/07/2020 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS