

CARTER JOHN J SR & PAULA
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

44-2N-28-5136-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		30	VINYL 100		0820	02	1,104	135.5200	108.42	119,696	1991	1993	0	0	0	70.00	30.00	VALUATION BY										STANDARD																
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0										Heated Area: 1104										HX Base Yr																			
Roof Cover		12	MODULAR MT 100		23 48 48 23 BAS 1993																				Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										35,909																			
Interior Floo		14	CARPET 80												TOTAL MARKET OB/XF VALUE										592																			
Interior Floo		08	SHT VINYL 20												TOTAL LAND VALUE - MARKET										100,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										136,501																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										57,815																			
Bedrooms			3 100												ASSESSED VALUE										78,686																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE										0																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										78,686																			
Stories		1.	1. 100												TOTAL JUST VALUE										136,501																			
Units			0 100		NCON VALUE										0																													
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										107,040																													
Quality		04	Quality Level 04																																									
DOR CODE		0200	MOBILE HOME																																									
MAP NUM			MKT AREA												04																													
NEIGHBORHOOD/LOC		4009.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,104	100	1993	1,104	35,909																																							
TOTALS		1,104			1,104	35,909																																						
EXTRA FEATURES					95508 ALLIGATOR CREEK RD, FERNANDINA BEACH															BLD DATE					LGL DATE					05/09/2025					MLU									
																				XF DATE					LAND DATE																			
																				INC DATE					AG DATE																			
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																					
1	1242	WD	DECK A			0	0	0	0	216.00		SF	10.00		10.00		100	2003	2003	3	20	432																						
2	1242	WD	DECK A			0	0	10	8	80.00		SF	10.00		10.00		100	2003	2003	3	20	160																						
LAND DESCRIPTION																									TOTAL OB/XF										592									
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													
1	000100	C	RES			0		OR	0.00	0.00	1.00		AC		1.00	1.00	1.00	100,000.00		100,000.00		100,000																						