BLOCK 2 LOT 12
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

ABERLE ANDREW AUGUST
95102 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5140-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

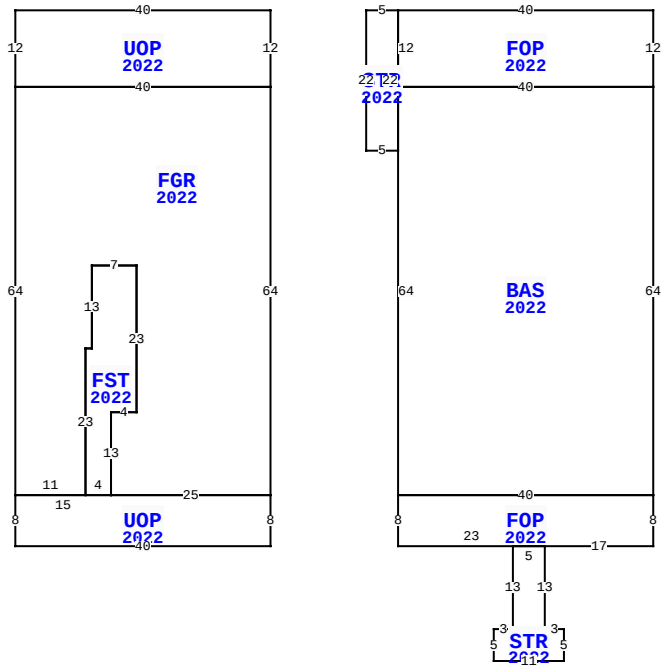
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,560	100	2022	2,560	504,218
FGR	2,337	55	2022	1,285	253,094
FOP	320	30	2022	96	18,908
FOP	480	30	2022	144	28,362
FST	223	55	2022	123	24,226
STR	110	10	2022	11	2,166
STR	120	10	2022	12	2,363
UOP	320	20	2022	64	12,606
UOP	480	20	2022	96	18,908
TOTALS	6,950			4,391	864,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,391	125.2830	197.95	869,198	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2560 HX Base Yr 2023



95102 ARBOR LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		864,852
TOTAL MARKET OB/XF VALUE		87,111
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,751,963
SOH/AGL Deduction		545,013
ASSESSED VALUE		1,206,950
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,156,228
TOTAL JUST VALUE		1,751,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,521,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005704	POOL RESI	75,000	05/28/2025
B2105424	NEW CONSTR	499,662	04/29/2021
4212	N/A	29,640	07/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/405	3/13/2025	WD	Q	I	01	2,400,000
GRANTOR: DAYMUDE CHARLES R & F						
GRANTEE: ABERLE ANDREW AUGUS						
2405/1422	11/03/2020	WD	Q	I	01	440,000
GRANTOR: MCCRANIE DANIEL JR &						
GRANTEE: DAYMUDE CHARLES R &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W40 S12 FGR=[YR=2022] S64 UOP=[YR=2022] S8 E40 N8 W25 FST=[YR=2022] N13 E4 N23 W7 S13 W1 S23 E4$ W15$ E11 N23 E1 N13 E7 S23 W4 S13 E25 N64 W40$ E40 N12$ PTR= E15 STR=[YR=2022] E5 FOP=[YR=2022] E40 S12 BAS=[YR=2022] S64 FOP=[YR=2022] S8 W17 STR=[YR=2022] S13 E3 S5 W11 N5 E3 N13 E5$ W23 N8 E40$ W40 N64 E40$ W40 N12$ S22 W5 N22$ 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
1	0300	BOAT DCK W	0	100	0	0	1,180.00	SF	40.00	40.00	100	2022	2022	3	95	44,840	
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2022	2022	3	95	3,952	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	93	1,395	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	93	2,139	
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2022	2022	3	93	5,580	
6	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00	10.00	100	2022	2022	3	99	1,129	
7	0855	CONC PAVER	0	100	0	0	1,258.00	SF	10.00	10.00	100	2022	2022	3	99	12,454	
8	0855	CONC PAVER	0	100	0	0	1,578.00	SF	10.00	10.00	100	2022	2022	3	99	15,622	

LAND DESCRIPTION

TOTAL OB/XF 87,111

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	000131	C	RES CREEK	100		RSF-1	100.00	417.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 09/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS