



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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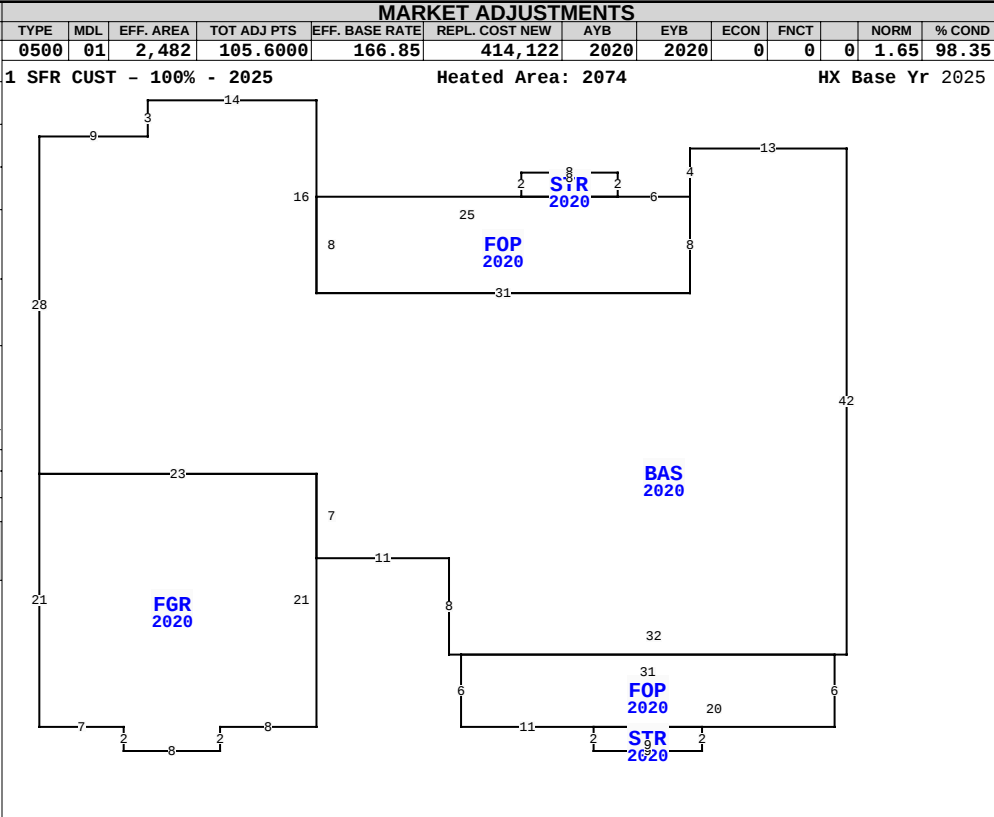
NEIGHBORHOOD/LOC	4064.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100	2020	2,074	340,337
FGR	499	55	2020	274	44,963
FOP	186	30	2020	56	9,190
FOP	248	30	2020	74	12,143
STR	16	10	2020	2	328
STR	18	10	2020	2	328

TOTALS	3,041			2,482	407,289
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



95241 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	2020	2020	3	98	1,242	
3	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2020	2020	3	98	3,771	

TOTAL OB/XF													6,993	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1			

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										417,948	
TOTAL MARKET OB/XF VALUE										6,993	
TOTAL LAND VALUE - MARKET										100,000	
TOTAL MARKET VALUE										524,941	
SOH/AGL Deduction										151,149	
ASSESSED VALUE										373,792	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										323,070	
TOTAL JUST VALUE										524,941	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										475,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104829	STORAGE BLDG	27,691	04/19/2021
C2000252	CO ISSUED	0	10/07/2020
B2000252	NEW CONSTR	288,645	02/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2736/818	8/29/2024	WD	Q	I	01	642,600	
GRANTOR: EDWARDS ADAM C & MELI							
GRANTEE: ESTOY RUBY POMPOSO							
2286/1420	6/19/2019	WD	Q	V	02	50,000	
GRANTOR: MURRAY'S TRIANGLE LLC							
GRANTEE: EDWARDS ADAM C & ME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 S4 FOP=[YR=2020] W6 STR=[YR=2020] N2 W8 S2 E8\$ W25 S8 E31 N8\$ S8 W31 N16 W14 S3 W9 S28 FGR=[YR=2020] S21 E7 S2 E8 N2 E8 N21 W23\$ E23 S7 E11 S8 E1 FOP=[YR=2020] S6 E11 STR=[YR=2020] S2 E9 N2 W9\$ E20 N6 W31\$ E32 N42\$.									

ESTOY RUBY POMPOSO
95241 ARBOR LANE
FERNANDINA BEACH, FL 32034

44-2N-28-514M-0004-0000

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