LOT 5
MURRAY'S TRIANGLE PB 6/31

MAY LAWRENCE
95249 ARBOR LANE
FERNANDINA BEACH, FL 32034

2025

44-2N-28-514M-0005-0000

BUILDING CHARACTERISTICS

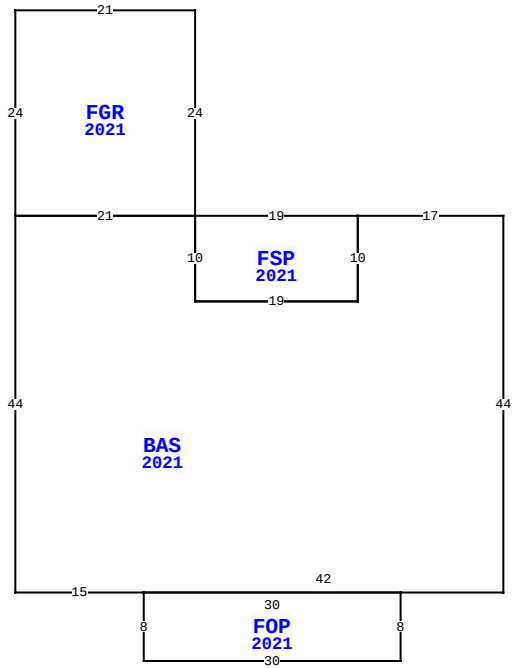
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2021	2,318	375,915
FGR	504	55	2021	277	44,921
FOP	240	30	2021	72	11,676
FSP	190	40	2021	76	12,326
TOTALS	3,252			2,743	444,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,743	103.6800	163.81	449,331	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2024 Heated Area: 2318 HX Base Yr



95249 ARBOR LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,838
TOTAL MARKET OB/XF VALUE		12,408
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		557,246
SOH/AGL Deduction		35,681
ASSESSED VALUE		521,565
TOTAL EXEMPTION VALUE	13	521,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		557,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012690	CO ISSUED	0	06/04/2021
B2012690	NEW CONSTR	319,053	12/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/1956	12/13/2021	WD	Q	I	01	485,000
GRANTOR: ANDREE JONATHAN						
GRANTEE: MAY LAWRENCE						
2410/1965	11/19/2020	WD	Q	V	01	55,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: ANDREE JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W19 FGR=[YR=2021] N24 W21 S24 E21$ S10 E19 N10$ S10 W19 N10 W21 S44 E15 FOP=[YR=2021] S8 E30 N8 W30$ E42 N44$.

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	0812	CONCRETE C	0	100	0	0	2,758.00	SF	4.00	4.00	100	2021	2021	3	99	10,922	
2	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	2021	2021	3	99	1,023	
3	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2021	2021	3	99	463	

LAND DESCRIPTION

TOTAL OB/XF 12,408

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/28/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS