



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	01	MINIMUM 20
Interior Floo	12	HARDWOOD 80
Interior Floo	03	CONC FINSH 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	4009.00		

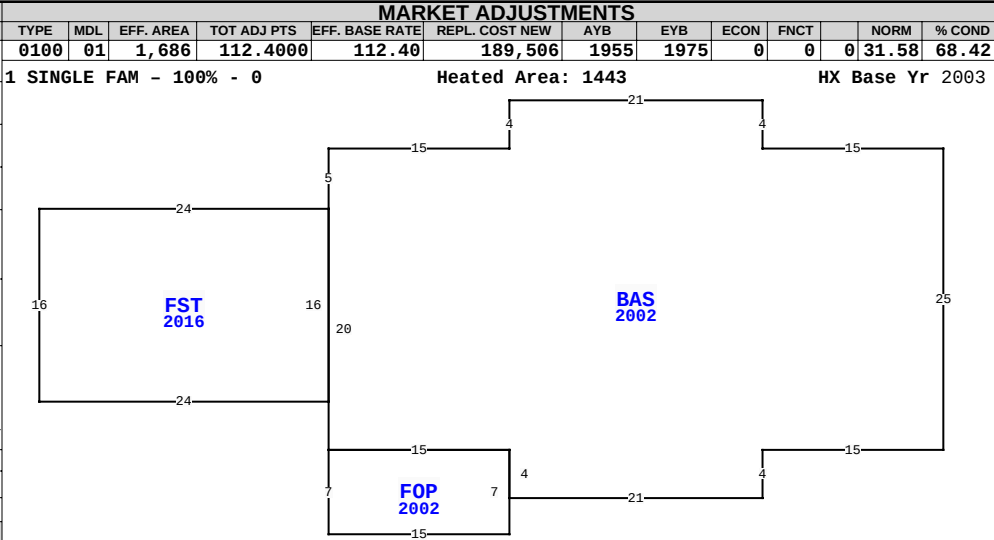
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,443	100	2002	1,443	110,972
FOP	105	30	2002	32	2,461
FST	384	55	2016	211	16,226

TOTALS	1,932			1,686	129,660
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00
4	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50

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	1.94

REVIEW DATE	12/07/2020	BY	KW
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95167 ARBOR LN, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2011	2011	3	91	2,839	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	60	8,400	
4	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	1997	1997	3	72	449	

TOTAL OB/XF	14,663
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.94	AC		1.00	1.00	0.95	100,000.00	95,000.00	184,300

Total Acres:	1.94	Total Land Value:	184,300	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,660
TOTAL MARKET OB/XF VALUE		14,663
TOTAL LAND VALUE - MARKET		184,300
TOTAL MARKET VALUE		328,623
SOH/AGL Deduction		154,878
ASSESSED VALUE		173,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,023
TOTAL JUST VALUE		328,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108951	FOUNDATION	9,000	11/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2050/0796	6/01/2016	SW U	I	I	12	45,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: BENISCHECK FRANK J							
1632/0592	7/21/2009	WD Q	V	I	01	30,000	
GRANTOR: BECKER GILBERT N							
GRANTEE: BENISCHECK FRANK J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W15 N4 W21 S4 W15 S5 FST=[YR=2016] W24 S16 E24 N16\$ S20 FOP=[YR=2002] S7 E15 N7 W15\$ E15 S4 E21 N4 E15 N25\$									