

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03COMMON BRK 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 PLYWOOD 50

Interior Wall Interior Floor05DRYWALL 50 SHT VINYL 100

Air Condition Heating Type08CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame03100 1 100 02WOOD FRAME 100

Stories Units1.1. 100 0 100

BUD8 Adjustme Occupancy04DIST 01 100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4006.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,23010019931,23095,887

FCP220251993554,288

FOP117301993352,729

UST80451993362,807

TOTALS1,6471,356105,709

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,356125.8400132.13179,1681963196300041.0059.00

1 SINGLE FAM 100% - 1997Heated Area: 1230HX Base Yr 1997

UST1993

BAS1993

FCP1993

FOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

126,8010184,000310,801195,414115,38751,41163,976310,8010310,921

SALES DATA

OFF RECORD NumberDATEINSTQ / U / V / I / RSN CD SALE PRICE

0781/18141/10/1997WDUUI2165,000

GRANTOR:DARLINGTON MARY RUTH

GRANTEE:HAWKINS RUSSELL M &0690/177210/21/1993WDQUOI01100

GRANTOR:WYLIE ROLLIE MAE

GRANTEE:WYLIE ROLLIE MAE TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 UST=[YR=1993] W10 S8 FCP=[YR=1993] S22 FOP=[YR=1993] S3E39 N3 W39\$ E10 N22 W10\$ E10 N8\$ S30 E41 N30\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDD TDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRCONSRV

1000100CRES100OR191.00420.001.84AC1.001.001.00100,000.00100,000.00184,000

LAND DESCRIPTION

TOTAL OB/XF0

95658 ARBOR LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

REVIEW DATE01/01/2023BYCD

Total Acres: 1.84Total Land Value: 184,000Market: 0Agricultural: 0Common: 184,000PRINTED 07/09/2026 BY SYS

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