



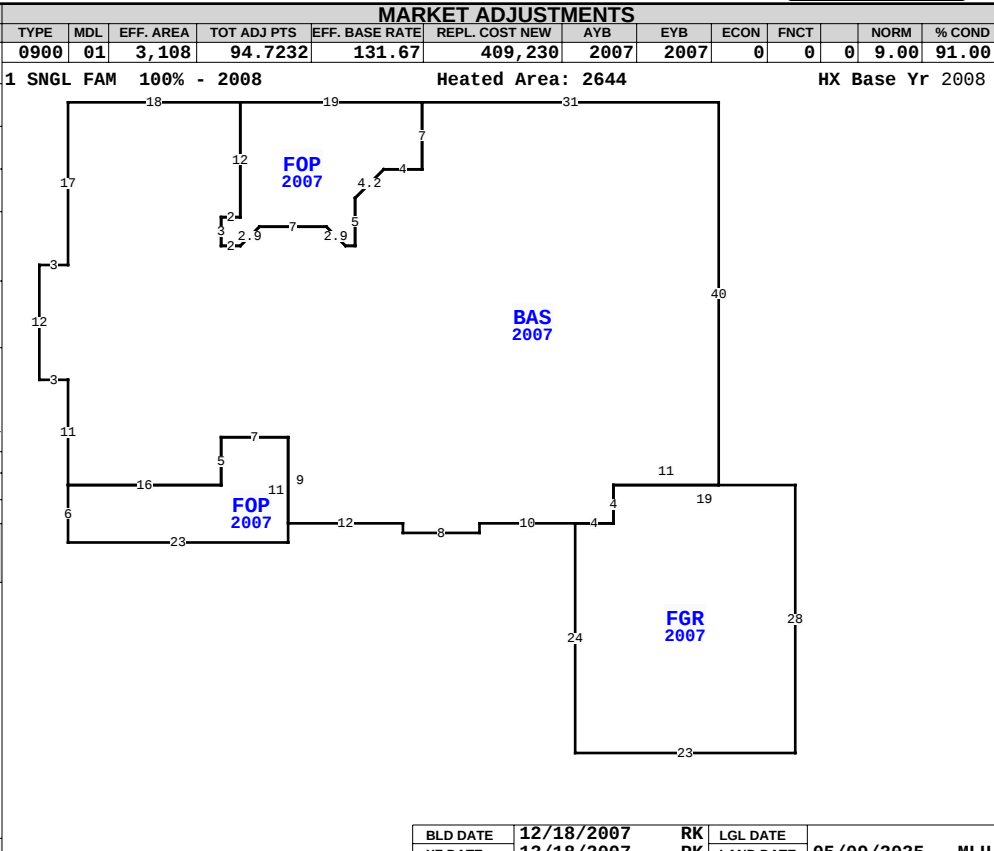
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	03	CONC FINSH 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2007	2,644	316,803
FGR	628	55	2007	345	41,338
FOP	173	30	2007	52	6,231
FOP	222	30	2007	67	8,028
TOTALS	3,667			3,108	372,399

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0911	SCRN RM A	0 100	26	50	1,300.00	SF	18.00	18.00
3	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00



95487 ARBOR LN, FERNANDINA BEACH	BLD DATE	12/18/2007	RK	LGL DATE	
	XF DATE	12/18/2007	RK	LAND DATE	
	INC DATE			AG DATE	
				05/09/2025	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		372,399	
TOTAL MARKET OB/XF VALUE		40,318	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		552,717	
SOH/AGL Deduction		312,271	
ASSESSED VALUE		240,446	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		189,035	
TOTAL JUST VALUE		552,717	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		525,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21687	XFOB	8,946	07/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2809/1932	8/19/2025	LE U	I	I	11
GRANTOR: MURRAY KENNETH EUGENE					
GRANTEE: MURRAY RYAN E					
1156/0508	7/24/2003	PR	Q	V	01
GRANTOR: PREACHE MAURLINE M &					
GRANTEE: MURRAY KENNETH EUGE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W31 FOP=[YR=2007] W19 S12 W2 S3 E2 U2 R2 E7 D2 R2 E1 N5 U3 R3 E4 N7 \$ S7 W4 D3 L3 S5 W1 U2 L2 W7 D2 L2 W2 N3 E2 N12 W18 S17 W3 S12 E3 S11 FOP=[YR=2007] S6 E23 N11 W7 S5 W16 \$ E16 N5 E7 S9 E12 S1 E8 N1 E10 FGR=[YR=2007] S24 E23 N28 W19 S4 W4 \$ E4 N4 E11 N40 \$.									

LAND DESCRIPTION										TOTAL OB/XF										40,318									
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	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	1.40	100,000.00	140,000.00	140,000												
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