

**CARTER JOHN J & PAULA M**  
95404 ARBOR LN  
FERNANDINA BEACH, FL 32034

# 2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 90  
31HARDIE BRD 10

RooF Structur03GABLE/HIP 100  
Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo11CLAY TILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100  
Bedrooms3 100  
Bathrooms1 100

Frame Stories Units03MASONRY 100  
1. 1. 100  
0 100

BUD8 Adjustme Occupancy04DIST 01 100  
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4006.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,05810019931,058100,345

FEP14480201611510,907

FOP66301993201,897

MARKET ADJUSTMENTS

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

0100011,193135.7860142.58170,0981961197500033.4866.52

1 SINGLE FAM 100% - 2014Heated Area: 1058HX Base Yr

Diagram showing lot area (BAS 1993) and building footprint (FEP 2016).

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE113,149

TOTAL MARKET OB/XF VALUE10,072

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE223,221

SOH/AGL Deduction36,625

ASSESSED VALUE186,596

TOTAL EXEMPTION VALUE13186,596

BASE TAXABLE VALUE0

TOTAL JUST VALUE223,221

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE218,918

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / VRSN CD SALE PRICE

2107/00513/13/2017WDUII11100

GRANTOR:HORNE ELWIN G

GRANTEE:CARTER JOHN J & PAU

1856/09625/06/2013ADUII4052,000

GRANTOR:HORNE ELWIN G

GRANTEE:CARTER JOHN J & PAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=2016] N9 W16 S9 E16\$ W43 S24 E23

FOP=[YR=1993] S2 E22 N2 W11 N2 W11 S2\$ N2 E11 S2 E11 N24 \$.

EXTRA FEATURES

95404 ARBOR LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

Table with columns: 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

Table with columns: LAND DESCRIPTION, TOTAL OB/XF, 10,072

Table with columns: L N, USE CODE, CLS, LAND USE DESCRIPTION, CAP, R D, LOC ZONE, FRONT, DEPTH, TOT LND UTS, UNIT TYPE, D T, DPTH FACT, % COND, TOT ADJ, UNIT PRICE, ADJ UNIT PRICE, LAND VALUE, OTHER ADJUSTMENTS AND NOTES, YEAR, DENSITY, DECL, FRZ, YR, CONSRV

REVIEW DATE01/01/2023BYCDTotal Acres: 1.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/09/2026 BY SYS