

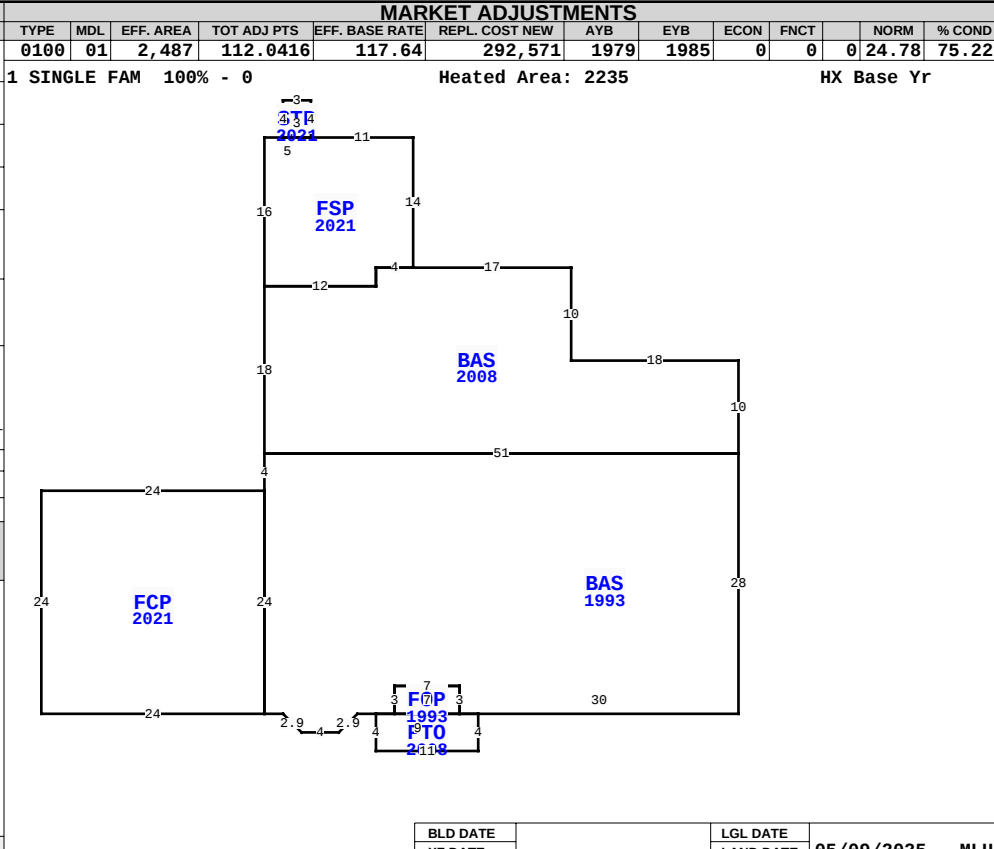


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,419	100	1993	1,419	125,565
BAS	816	100	2008	816	72,207
FCP	576	25	2021	144	12,742
FOP	21	30	1993	6	531
FSP	248	40	2021	99	8,760
PTO	44	5	2008	2	177
STP	12	10	2021	1	89
TOTALS	3,136			2,487	220,072

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	1242	WD DECK A	0	100	0	160.00	SF	10.00	10.00



95386 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	220,072		
TOTAL MARKET OB/XF VALUE	2,350		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	322,422		
SOH/AGL Deduction	168,555		
ASSESSED VALUE	153,867		
TOTAL EXEMPTION VALUE	HX HB WX 56,411		
BASE TAXABLE VALUE	97,456		
TOTAL JUST VALUE	322,422		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	313,377		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109935	XFOB- SCREEN ENCL	6,563	07/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0276/0310	10/01/1978	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W18 N10 W17 FSP=[YR=2021] N14 W11									
STP=[YR=2021] N4 W3 S4 E3\$ W5S16 E12 N2 E4\$ W4 S2 W12 S18									
BAS=[YR=1993] S4 FCP=[YR=2021] W24 S24 E24 N24\$ S24 E2 D2 R2									
E4 U2 R2 E2 PTO=[YR=2008] S4 E11 N4 W2 FOP=[YR=1993] N3 W7									
S3 E7\$ W9\$E2 N3 E7 S3 E30 N28 W51\$ E51 N10\$.									

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	0006	OR	0.00	0.00	1.00