

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 410/33
(EX PT IN OR 849/63,

ANDREWS WALTER F
95366 ARBOR LANE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0023-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

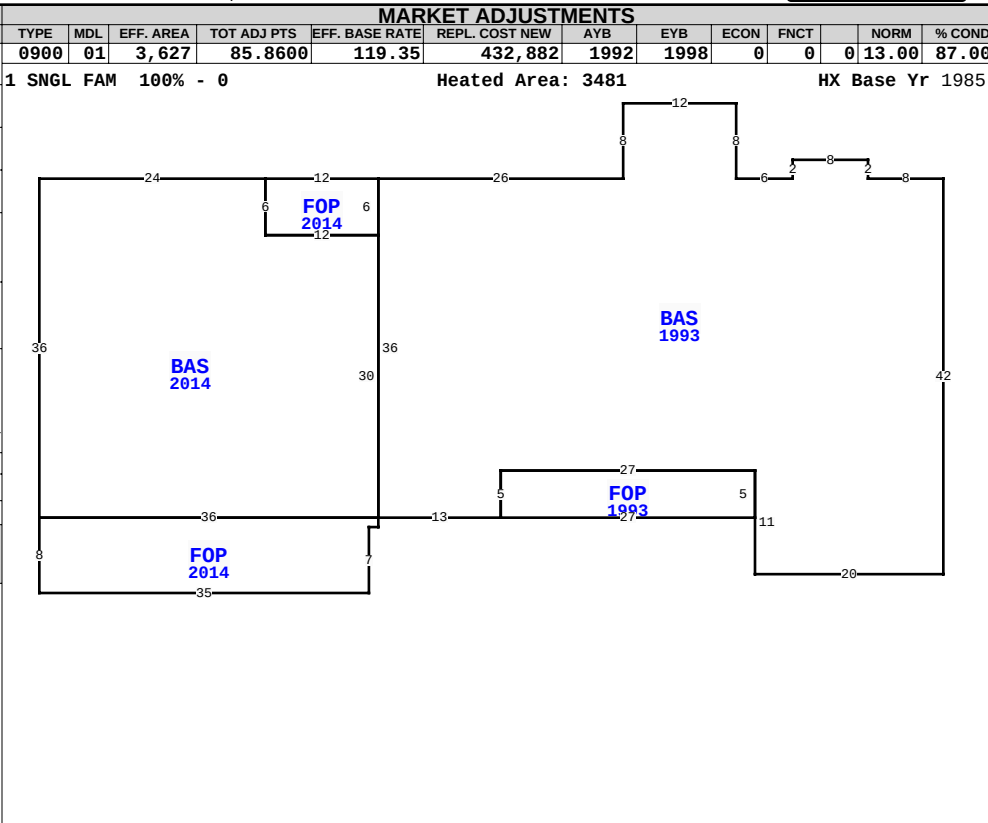
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	1993	2,257	234,355
BAS	1,224	100	2014	1,224	127,093
FOP	135	30	1993	40	4,153
FOP	72	30	2014	22	2,285
FOP	281	30	2014	84	8,722

TOTALS	3,969			3,627	376,607
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1243	WD DECK F	0	100	8	8	64.00	SF	8.00
2	0681	POLE SHED	0	100	20	6	120.00	SF	15.00
3	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
8	0681	POLE SHED	0	100	15	15	225.00	SF	15.00
10	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00

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		OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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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	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	1991	1991	3	20	102	
2	0681	POLE SHED	0	100	20	6	120.00	SF	15.00	15.00	100	1991	1991	3	20	360	
3	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	1991	1991	3	20	624	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	
8	0681	POLE SHED	0	100	15	15	225.00	SF	15.00	15.00	100	2002	2002	3	28	945	
10	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2002	2002	3	20	800	

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		OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	376,607								
TOTAL MARKET OB/XF VALUE	53,831								
TOTAL LAND VALUE - MARKET	100,000								
TOTAL MARKET VALUE	530,438								
SOH/AGL Deduction	270,220								
ASSESSED VALUE	260,218								
TOTAL EXEMPTION VALUE	HX HB WR 56,411								
BASE TAXABLE VALUE	203,807								
TOTAL JUST VALUE	530,438								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	485,690								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327612	ADDITION	121,518	08/01/2013
R13128	REPAIR/RRF	14,000	09/23/2012
B07162	SWIM POOL	0	08/01/2000
4096	NEW CONSTR	2,300	02/12/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0410/0033	12/28/1983	QC	U	V			2,000
GRANTOR: BENNETT MONA O ESTATE							
GRANTEE: ANDREWS VIRGINIA J							
0389/0308	4/18/1983	QC	U	V			100
GRANTOR: BALDWIN EVELENA H							
GRANTEE: HARRIS EARL F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 N2 W8 S2 W6 N8 W12 S8 W26FOP=[YR=2014] W12									
BAS=[YR=2014] W24 S36 FOP=[YR=2014] S8 E35 N7 E1 N1 W36 \$									
E36 N30 W12 N6 \$ S6 E12 N6 \$ S36 E13 FOP=[YR=1993] E27 N5 W27									
S5\$ N5 E27 S11 E20 N42\$.									