

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1873/1193
& WELL ESMT IN OR 1873/1188

SNYDER APRIL N
95350 ARBOR LANE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0023-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	11
Interior Floor	14
Air Condition	03
Heating Type	04
Bedrooms	4
Bathrooms	2.5
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,652	100	1993	2,652	259,300
FEP	160	80	1993	128	12,515
FOP	231	30	1993	69	6,747
FST	104	55	1993	57	5,573
TOTALS	3,147			2,906	284,136

EXTRA FEATURES	
L N	OB/XF CODE
1	0500

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,906	114.2570	119.97	348,633	1972	1980	0	0	0	18.50
1 SINGLE FAM 100% - 2014											
Heated Area: 2652											
HX Base Yr 2014											
Diagram showing building footprint with areas labeled: BAS 1993, FEP 1993, FST 1993, FOP 1993.											

95350 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF	
1,078	

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	284,136
TOTAL MARKET OB/XF VALUE	1,078
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	385,214
SOH/AGL Deduction	212,445
ASSESSED VALUE	172,769
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	121,358
TOTAL JUST VALUE	385,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4732	REPAIR/RRF	2,500	03/15/1988

SALES DATA	
OFF RECORD Number	DATE
2316/0762	10/17/2019
GRANTOR: CLERK OF COURT	
GRANTEE: SNYDER APRIL NICOLE	
1873/1193	8/16/2013
GRANTOR: HARRIS JOYCE V	
GRANTEE: SNYDER RYAN S & APR	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W24 FST=[YR=1993] N8 W13 FEP=[YR=1993] W20 S8	
E20 N8\$ S8 E13\$ W33 N6 W24 S39E24 FOP=[YR=1993] S2 E33 N7 W33	
S5\$ N5 E33 S5 E24 N33\$.	