

PT SAMUEL HARRISON GRANT
SEC 44-2N-28E
IN OR 2675/694

CALDERWOOD MITCHELL CASE LIVING TRUST/CALDERWOOD M
95359 ARBOR LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0023-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2011	1,920	248,617
FUS	960	100	2011	960	124,308
UOP	864	20	2011	173	22,402
USP	480	30	2016	144	18,647

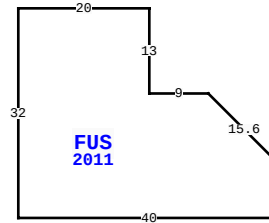
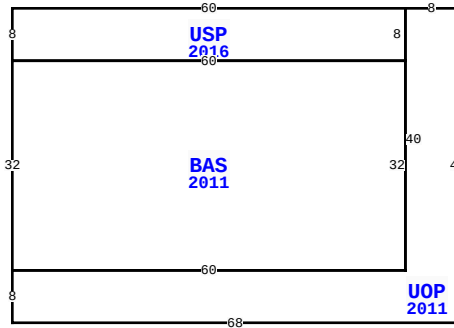
TOTALS	4,224			3,197	413,974
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	390.00	SF	40.00
2	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00
3	0303	FLT DOCK W	0	100	18	8	144.00	SF	26.00
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0006	RSF-1	0.00	0.00	230.00

REVIEW DATE	08/12/2025	BY	TW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,197	99.6360	138.49	442,753	2011	2011	0	0	6.50	93.50
2 SNGL FAM			100% - 2019	Heated Area: 2880				HX Base Yr 2019			



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			445,488
TOTAL MARKET OB/XF VALUE			16,176
TOTAL LAND VALUE - MARKET			1,840,000
TOTAL MARKET VALUE			2,301,664
SOH/AGL Deduction			1,404,594
ASSESSED VALUE			897,070
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			845,659
TOTAL JUST VALUE			2,301,664
NCON VALUE			31,514
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,252,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010700	30X40 GARAGE 9X40	89,494	09/18/2024
C24004	CO ISSUED	0	04/26/2011
R12582	REPAIR/RRF	14,000	03/01/2011
E23000	NEW CONSTR	10,000	10/01/2010
M15697	H/AC	0	10/01/2010
P14503	NEW CONSTR	0	10/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2675/694	10/03/2023	QC	U	I	11
GRANTOR: CALDERWOOD MITCHELL C					
GRANTEE: CALDERWOOD MITCHELL					
2672/108	10/03/2023	QC	U	I	11
GRANTOR: CALDERWOOD MITCHELL C					
GRANTEE: CALDERWOOD MITCHELL					

BUILDING NOTES					

BUILDING DIMENSIONS					
UOP=[YR=2011] W8 USP=[YR=2016] W60 S8 BAS=[YR=2011] S32 E60 N32 W60 \$ E60 N8\$ S40 W60 S8 E68 N48 \$ PTR= E30 FUS=[YR=2011] E20 S13 E9 D11 R11 S8 W40 N32 \$ W30 \$.					

95359 ARBOR LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

TOTAL OB/XF 16,176

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	000132	C	RES RIVER	100	0006	RSF-1	0.00	0.00	230.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	1,840,000							

Total Acres: 0.00 Total Land Value: 1,840,000 Market: 0 Agricultural: 0 Common: 1,840,000 PRINTED 07/09/2026 BY SYS

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