PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2709/1520

BALE DENISE HOLLY/MAHONEY MICHAEL BRADDOCK
95431 ARBOR LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-0000-0024-0020

BUILDING CHARACTERISTICS

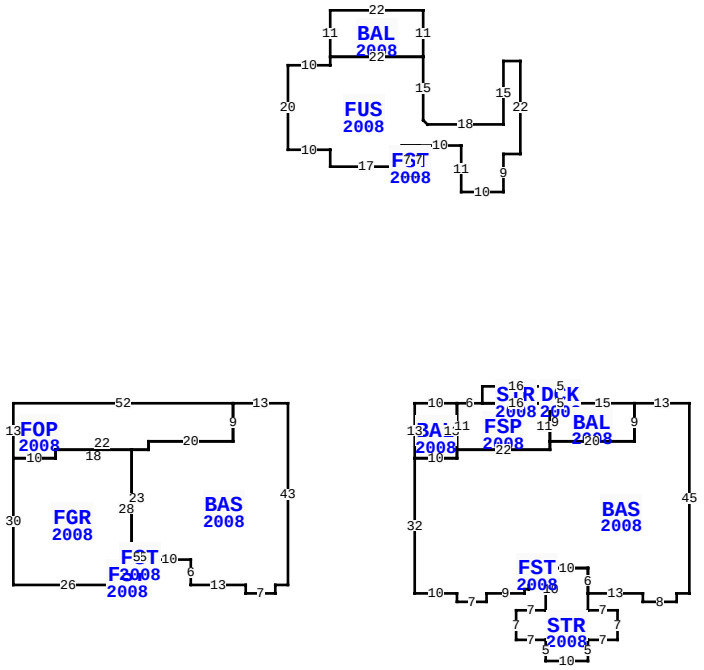
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
BAL	130	15	2008	20	3,501
BAL	180	15	2008	27	4,727
BAL	242	15	2008	36	6,303
BAS	1,285	100	2008	1,285	224,975
BAS	2,310	100	2008	2,310	404,428
DCK	20	10	2008	2	350
FGR	868	55	2008	477	83,512
FOP	552	30	2008	166	29,063
FSP	242	40	2008	97	16,983
FST	6	55	2008	3	525
TOTALS	7,322			5,537	969,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,537	114.9500	190.82	1,056,570	2008	2008	0	0	0	8.25	91.75

1 SFR CUST 100% - 2025 Heated Area: 4636 HX Base Yr 2025



** This building has 16 Sub-Areas

95431 ARBOR LN, FERNANDINA BEACH

BLD DATE	12/05/2008	RK	LGL DATE		
XF DATE	12/05/2008	RK	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		969,403
TOTAL MARKET OB/XF VALUE		22,897
TOTAL LAND VALUE - MARKET		880,000
TOTAL MARKET VALUE		1,872,300
SOH/AGL Deduction		109,083
ASSESSED VALUE		1,763,217
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,711,806
TOTAL JUST VALUE		1,872,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,716,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22030	XFOB	2,500	10/01/2008
M13250	MECH OTHER	0	08/01/2007
P12349	OTHER	0	05/01/2007
E19105	ELEC OTHER	8,625	04/01/2007
R10256	REPAIR/RRF	19,775	04/01/2007
B19724	NEW CONSTR	550,000	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1520	5/02/2024	WD	Q	I	01	1,725,000
GRANTOR: KING M WADE & LISA B						
GRANTEE: BALE DENISE HOLLY						
1454/1478	10/25/2006	WD	Q	V		590,000
GRANTOR: W H GROSS COMPANY						
GRANTEE: KING M WADE & LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W13 FOP=[YR=2008] W52 S13 FGR=[YR=2008] S30 E26 N1 FST=[YR=2008] E2 N3 FST=[YR=2008] E4 N5 W4 S5 $ W2 S3$ N3 E2 N28 W18 S2 W10$ E10 N2 E22 N2 E20 N9 $ S9 W20 S2 W4 S23 E4 S3 E10 S6 E13 S2 E7 N2 E3 N43 $ PTR= E30 BAL=[YR=2008] E10 FSP=[YR=2008] E6 STR=[YR=2008] N4 E16 DCK=[YR=2008] E5 S4 BAL=[YR=2008] E15 BAS=[YR=2008] E13 S45 W3 S2 W8 N2 W13STR=[YR=2008] S4 E7 S7 W7 S5 W10 N5 W7 N7 E7 N10 E10 S6$ N6 W10 FST=[YR=2008] S2 W4 N4 E4 S2$ N2 W4S7 W1 S1 W9 S2 W7 N2 W10 N32 E10 N2 E22 N2 E20 N9 $ S9 W20 N9 E5 $ W5 N4 $ S4 W16$ E16 S11 W22 N11 $ S13 W10 N13 $W30$ PTR= N60 FUS=[YR=2008] N20 E10 N2 BAL=[YR=2008] N11 E22 S11 W22 $ E22 S15 D1 R1 E18 N15 E4 S22 W4 S9 W10 N11 W10

EXTRA FEATURES

LN	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
2	0300	BOAT DCK W	0	100	0	0	352.00	SF	40.00	40.00	100	2008	2008	3	44	6,195	
3	0350	CARPORT WD	0	100	27	20	540.00	SF	13.00	13.00	100	2008	2008	3	27	1,895	
4	0310	AL GANG WY	0	100	0	0	55.00	LF	115.00	115.00	100	2008	2008	3	27	1,708	
5	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	100	2008	2008	3	44	1,144	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	27	675	
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2008	2008	3	100	10,200	
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2008	2008	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 22,897

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-1	110.00	354.00	110.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	880,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 880,000 Market: 0 Agricultural: 0 Common: 880,000 PRINTED 07/09/2026 BY SYS