LOT 49
ELLIS LANDING UNR

COLE JOHN & VIVIAN
95623 ARBOR LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5130-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

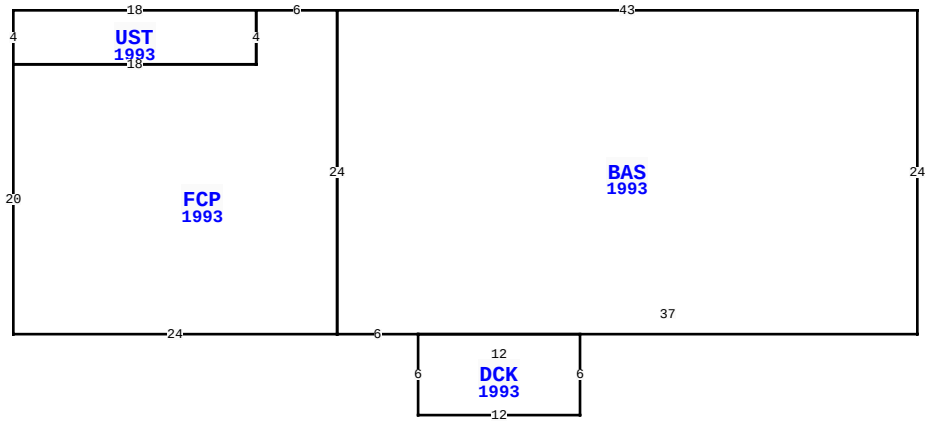
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	133,652
DCK	72	10	1993	7	907
FCP	504	25	1993	126	16,318
UST	72	45	1993	32	4,145
TOTALS	1,680			1,197	155,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,197	162.2489	170.36	203,921	1971	1995	0	0	0	23.98	76.02

1 SINGLE FAM 100% - 2021 Heated Area: 1032 HX Base Yr 2021



95623 ARBOR LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,021
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		255,021
SOH/AGL Deduction		90,933
ASSESSED VALUE		164,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,677
TOTAL JUST VALUE		255,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010777	COVER FRONT PORCH	33,171	09/19/2024
R1905425	REPAIR/RRF	6,250	05/23/2019
996174	NEW CONSTR	2,645	08/01/1999
996241	DEMOLITION	2,645	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0810	10/21/2020	WD	Q	I	01	185,000
GRANTOR: VICKERS CHRISTIAN J &						
GRANTEE: COLE JOHN & VIVIAN						
2020/1049	12/21/2015	SW	U	I	12	89,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VICKERS CHRISTIAN J						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FCP=[YR=1993] W6 UST=[YR=1993] W18 S4 E18 N4 $ S4 W18 S20 E24 N24$ S24 E6 DCK=[YR=1993] S6 E12 N6 W12 $ E37 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		RSF-	1125.00	160.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/21/2026 BY NWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS