BLOCK 2 LOT 10
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

RMO REVOCABLE TRUST/OWSLEY RICHARD M TRUSTEE ET AL
95084 ARBOR LANE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5140-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

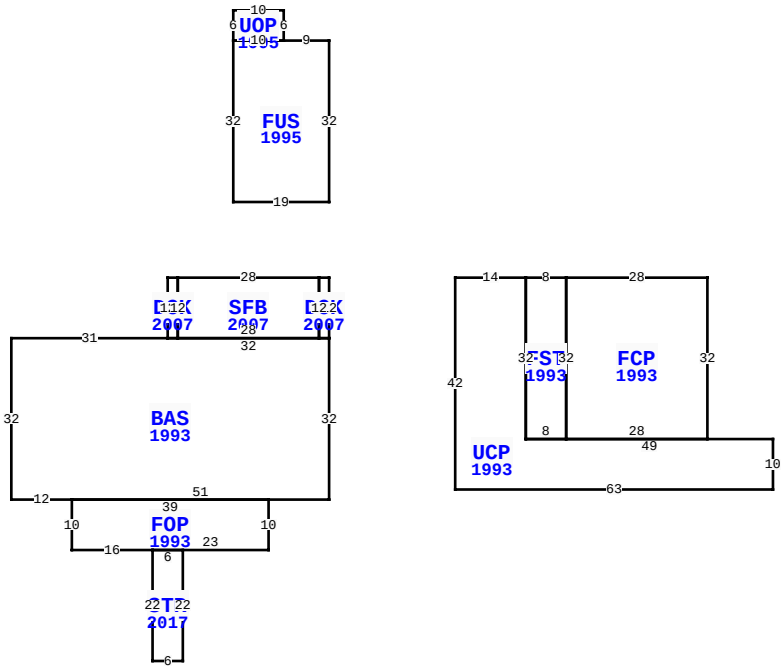
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,016	100	1993	2,016	230,121
DCK	24	10	2007	2	229
DCK	24	10	2007	2	229
FCP	896	25	1993	224	25,569
FOP	390	30	1993	117	13,355
FST	256	55	1993	141	16,095
FUS	608	100	1995	608	69,401
SFB	336	80	2007	269	30,706
STR	132	10	2017	13	1,484
UCP	1,078	20	1993	216	24,656
TOTALS	5,820			3,620	413,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,620	99.5400	138.36	500,863	1990	1990	0	0	0	17.50	82.50

1 SNGL FAM 100% - 2001 Heated Area: 2893 HX Base Yr 2001



** This building has 11 Sub-Areas

95084 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		413,212
TOTAL MARKET OB/XF VALUE		31,913
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,245,125
SOH/AGL Deduction		749,154
ASSESSED VALUE		495,971
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		444,560
TOTAL JUST VALUE		1,245,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,231,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617004	ADDITION	20,720	09/01/2006
9501777	ADDITION	37,978	03/01/1995
6821	NEW CONSTR	12,175	07/17/1990
6365	NEW CONSTR	89,615	03/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/652	5/10/2023	SW	U	I	11	100
GRANTOR: OWSLEY RICHARD M & EL						
GRANTEE: RMO REVOCABLE TRUST						
0956/0413	10/30/2000	WD	U	I		555,000
GRANTOR: WOOD ROBERT BARCLAY						
GRANTEE: OWSLEY RICHARD M &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W2 SFB=[YR=2007] W28 DCK=[YR=2007] W2 S12 BAS=[YR=1993] W31 S32 E12 FOP=[YR=1993] S10 E16 STR=[YR=2017] S22 E6 N22 W6$ E23 N10 W39 $ E51 N32 W32$ E2N12$ S12 E28 N12$ S12 E2 N12 $ PTR= E25 UCP=[YR=1993] E14 FST=[YR=1993] E8 FCP=[YR=1993] E28 S32 W28 N32 $ S32 W8 N32 $ S32 E49 S10 W63 N42 $ W25 $ PTR= N15 FUS=[YR=1995] N32 W9 UOP=[YR=1995] N6 W10 S6 E10 $ W10 S32 E19 $ S15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0300	BOAT DCK W	0	100	158	3	474.00	SF	40.00	40.00	100	1995	1995	3	87	16,495	
4	1242	WD DECK A	0	100	20	4	80.00	SF	10.00	10.00	100	1995	1995	3	82	656	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
6	0300	BOAT DCK W	0	100	38	3	114.00	SF	40.00	40.00	100	2025	2022		93	4,241	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2022		90	1,350	
8	0310	AL GANG WY	0	100	0	0	22.00	LF	115.00	115.00	100	2025	2024		97	2,454	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2025	2024		98	4,077	

LAND DESCRIPTION

TOTAL OB/XF 31,913

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	000131	C	RES CREEK	100		RSF-	1100.00	442.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS