

BLOCK 2 LOT 12
REPLAT SEYMORE POINT &
WILDERS SUB 2 PB 2/58

ABERLE ANDREW AUGUST
95102 ARBOR LANE
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5140-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2022	2,560	539,777
FGR	2,337	55	2022	1,285	270,942
FOP	320	30	2022	96	20,242
FOP	480	30	2022	144	30,362
FST	223	55	2022	123	25,935
STR	110	10	2022	11	2,320
STR	120	10	2022	12	2,530
UOP	320	20	2022	64	13,495
UOP	480	20	2022	96	20,242

TOTALS	6,950			4,391	925,843
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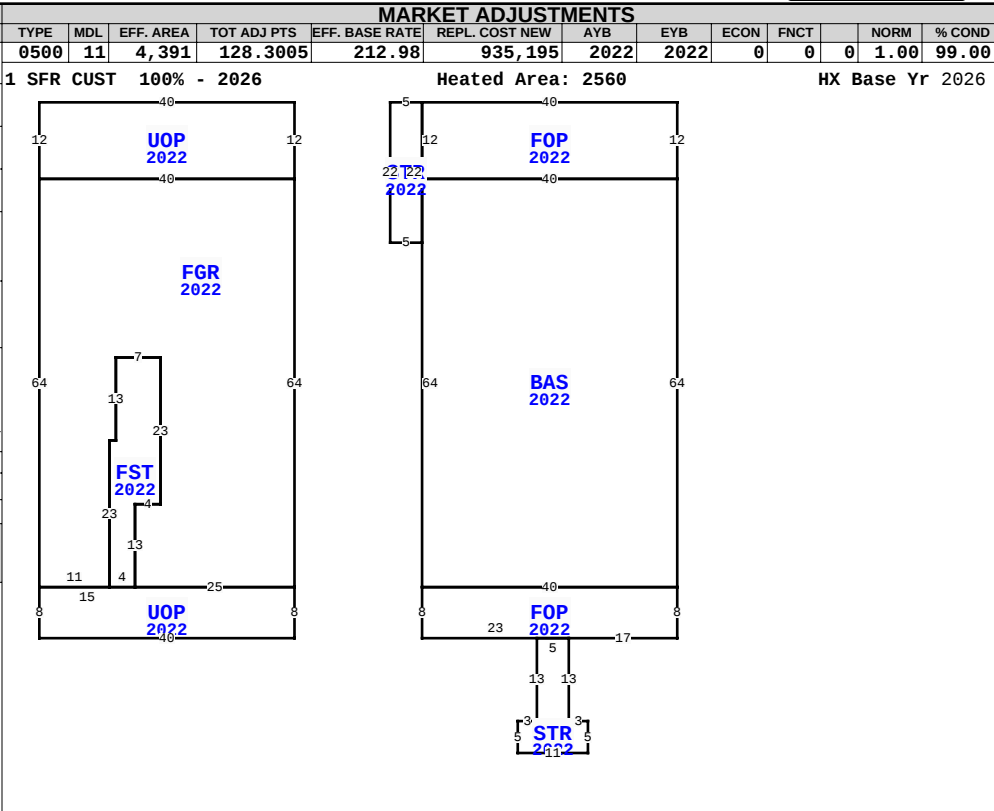
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0300	BOAT DCK W	0	100	0	0	1,180.00	SF	40.00	40.00	100	2022	2022	3	93	43,896	
2	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2022	2022	3	93	3,869	
3	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	90	1,350	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2022	2022	3	90	2,070	
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,000.00	1,000.00	100	2022	2022	3	90	5,400	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000131	C	RES CREEK	100		RSF	1100.00	417.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000

REVIEW DATE	01/01/2023	BY	CD	Total Acres:	0.00	Total Land Value:	800,000	Market:	0	Agricultural:	0	Common:	800,000
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95102 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0300	BOAT DCK W	0	100	0	0	1,180.00	SF	40.00	40.00	100	2022	2022	3	93	43,896	
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9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

TOTAL OB/XF																	
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					925,843				
TOTAL MARKET OB/XF VALUE					106,585				
TOTAL LAND VALUE - MARKET					800,000				
TOTAL MARKET VALUE					1,832,428				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,832,428				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					1,781,017				
TOTAL JUST VALUE					1,832,428				
NCON VALUE					50,000				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,751,963				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250005704	POOL RESI	75,000	05/28/2025
B2105424	NEW CONSTR	499,662	04/29/2021
4212	N/A	29,640	07/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2774/405	3/13/2025	WD	Q	I	01	2,400,000	
GRANTOR: DAYMUDE CHARLES R & F							
GRANTEE: ABERLE ANDREW AUGUST							
2405/1422	11/03/2020	WD	Q	I	01	440,000	
GRANTOR: MCCRANIE DANIEL JR &							
GRANTEE: DAYMUDE CHARLES R &							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
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UOP=[YR=2022] W40 S12 FGR=[YR=2022] S64 UOP=[YR=2022] S8 E40 N8 W25 FST=[YR=2022] N13 E4 N23 W7 S13 W1 S23 E4\$ W15\$ E11 N23 E1 N13 E7 S23 W4 S13 E25 N64 W40\$ E40 N12\$ PTR= E15 STR=[YR=2022] E5 FOP=[YR=2022] E40 S12 BAS=[YR=2022] S64 FOP=[YR=2022] S8 W17 STR=[YR=2022] S13 E3 S5 W11 N5 E3 N13 E5\$ W23 N8 E40\$ W40 N64 E40\$ W40 N12\$ S22 W5 N22\$ W15\$.