LOTS 2 & 3
MURRAY'S TRIANGLE PB 6/31

LANGENBERG KAREN REVOCABLE TRUST/LANGENBERG KAREN
95229 ARBOR LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-514M-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

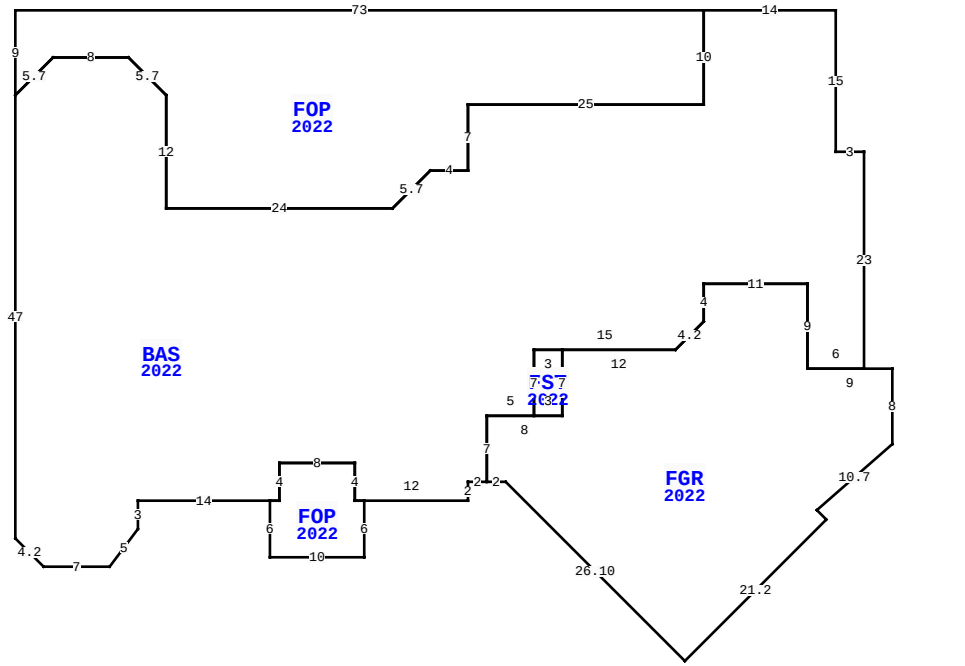
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4064.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,011	100	2022	3,011	718,365
FGR	955	55	2022	525	125,255
FOP	92	30	2022	28	6,681
FOP	994	30	2022	298	71,097
FST	21	55	2022	12	2,863
TOTALS	5,073			3,874	924,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,874	145.1736	240.99	933,595	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2024 Heated Area: 3011 HX Base Yr 2024



95229 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		924,259
TOTAL MARKET OB/XF VALUE		95,900
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,220,159
SOH/AGL Deduction		147,937
ASSESSED VALUE		1,072,222
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		1,015,811
TOTAL JUST VALUE		1,220,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,224,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018765	CO ISSUED	0	12/22/2022
B2114128	SWIM POOL	66,000	10/14/2021
B2106596	NEW CONSTR	470,153	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1244	6/08/2024	WD	U	I	11	100
GRANTOR: LANGENBERG KAREN KAYE						
GRANTEE: LANGENBERG KAREN KA						
2389/0715	9/01/2020	WD	Q	V	03	49,000
GRANTOR: MURRAY'S TRIANGLE LLC						
GRANTEE: HOAGLAND JACK L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W3 N15 W14 S10 W25 S7 W4 D4L4 W24 N12 U4L4 W8 D4L4 S47 D3R3 E7 U4R3 N3 E14 E1 N4 E8 S4 E12 N2 E2 N7 E5 N7 E15 U3R3 N4 E11 S9 E6 N23 $
FOP=[YR=2022;ORIG=-17,-15] W73 S9 U4R4 E8 D4R4 S12 E24 U4R4 E4 N7 E25 N10 $
FGR=[YR=2022;ORIG=-40,35] E2 D19R19 U15R15 U1L1 U7R8 N8 W9 N9 W11 S4 D3L3 W12 S7 W8 S7 $
FOP=[YR=2022;ORIG=-63,37] S6 E10 N6 W1 N4 W8 S4 W1 $
FST=[YR=2022;ORIG=-32,21] W3 S7 E3 N7 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
3	0911	SCRN RM A	0	100	0	0	2,000.00	SF	18.00	18.00	100	2022	2022	3	90	32,400	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2022	2022	3	90	13,500	

LAND DESCRIPTION

TOTAL OB/XF 95,900

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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 01/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS