



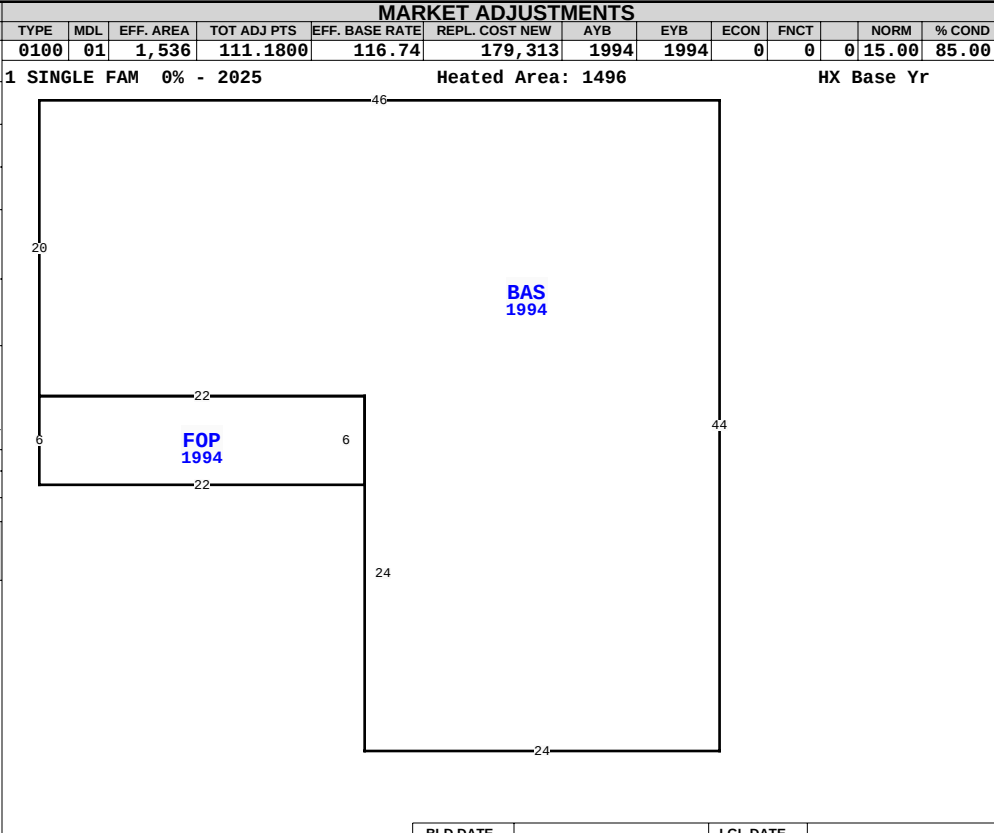
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,496	100	1994	1,496	148,447
FOP	132	30	1994	40	3,970
TOTALS	1,628			1,536	152,416

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	0.61



95145 ARBOR LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	0.61

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	152,416		
TOTAL MARKET OB/XF VALUE	2,520		
TOTAL LAND VALUE - MARKET	97,600		
TOTAL MARKET VALUE	252,536		
SOH/AGL Deduction	0		
ASSESSED VALUE	252,536		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	252,536		
TOTAL JUST VALUE	252,536		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,773		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105689	ROOF	9,400	05/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1800	10/03/2024	WD	U	I	37	16,400
GRANTOR: THOMAS DAVID R JR & K						
GRANTEE: ISLAND GLASS ST SIM						
0537/0545	2/23/1988	WD	U	I	11	21,500
GRANTOR: SALIS BERNIE & MARY						
GRANTEE: THOMAS DAVID JR & K						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W46 S20 FOP=[YR=1994] S6 E22 N6 W22\$ E22 S24 E24 N44\$.									