

PRATT JOHN EDWARD/WRIGHT STEPHANIE NICOLE
2700 MIZELL AVENUE #103A
FERNANDINA BEACH, FL 32034

44-2N-28-5210-0003-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

25
10

MOD METAL 100
STEEL FRME 100

Roof Cover
Interior Wall

12
07

MODULAR MT 100
NONE 100

Interior Floo
Air Condition

03
01

CONC FINSH 100
NONE 100

Heating Type
Bedrooms

01
0 100

NONE 100

Bathrooms
Frame
Stories

0 100
05 STEEL 100
1. 1. 100

Units
Occupancy

0 100
00 NONE 100

Quality

05

Quality Level 05

DOR CODE

0700

MISC RESIDENTIAL

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

1,040

100

2021

1,040

23,133

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

EFF.

NORM

% COND

6500

01

1,040

59.4000

23.17

24,097

2021

2021

0

0

0

4.00

96.00

1 GARAGE RES

0% - 2023

Heated Area: 1040

HX Base Yr

BLD DATE

XF DATE

INC DATE

95538 ARBOR LN, FERNANDINA BEACH

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

OR

0.00

0.00

2.50

AC

1.00

1.00

1.00

100,000.00

100,000.00

250,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 2.50

Total Land Value: 250,000

Market: 0

Agricultural: 0

Common: 250,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

23,133

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

250,000

TOTAL MARKET VALUE

273,133

SOH/AGL Deduction

20,618

ASSESSED VALUE

252,515

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

252,515

TOTAL JUST VALUE

273,133

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

272,173

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2596/0444

10/12/2022

WD

Q

I

01

215,000

GRANTOR: MARCUM WILLIAM L &

GRANTEE: PRATT JOHN EDWARD &

2439/0305

3/02/2021

WD

Q

V

01

139,000

GRANTOR: HATTON THOMAS E

GRANTEE: MARCUM WILLIAM L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 N40\$.