

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

45-2N-28-525F-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover12

MODULAR MT 100

Interior Wall05

DRYWALL 100

Interior Floo14

CARPET 70

Interior Floo08

SHT VINYL 30

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms Bathrooms Frame02

3 100
2 100 WOOD FRAME 100

Stories Units00

0 0 100
0 100

Quality03

Quality Level 03

DOR CODE0200

MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,24210020081,24241,180

UOP240252008601,989

TOTALS1,4821,30243,169

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11242WD DECK A0000144.00SF10.0010.0010020092009331446

20751UOP0000120.00SF10.0010.0010020092009348576

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0OR0.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0800021,302122.8000110.52143,897199719970070.0030.00

Heated Area: 1242HX Base Yr

UOP2008

BAS2008

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE43,169

TOTAL MARKET OB/XF VALUE1,022

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE144,191

SOH/AGL Deduction25,252

ASSESSED VALUE118,939

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE118,939

TOTAL JUST VALUE144,191

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE148,694

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2175/15641/18/2018FJU1I110

GRANTOR: CLERK OF COURT

GRANTEE: CARTER JOHN J & PAU

1619/06245/13/2009CTUII11100

GRANTOR: CLERK OF COURT

GRANTEE: HOUSEHOLD FINANCE C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W5 UOP=[YR=2008] N12 W20 S12 E20 \$ W49 S23 E54 N23 \$.