LOT 6
5115 PARKWAY PB 5/196

COX JOHN E & ALMA T L/E/
1789 ARBOR DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-5115-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

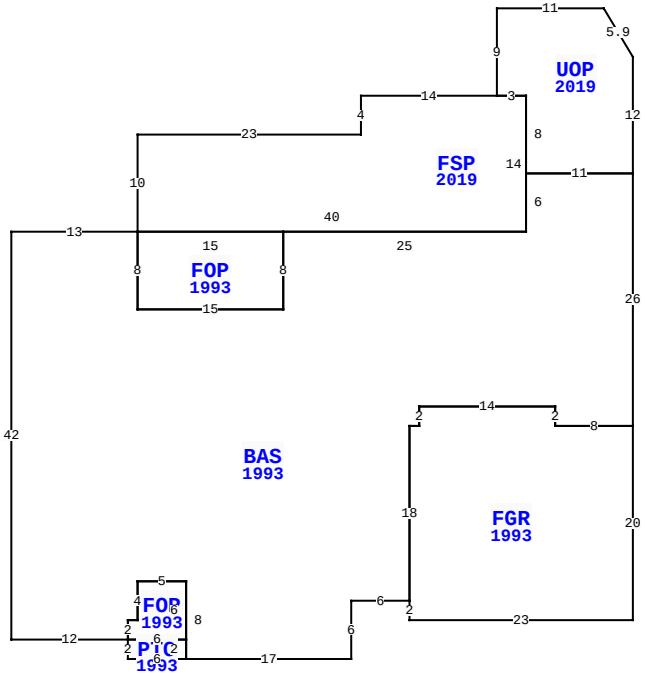
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2,078	288,568
FGR	488	55	268	37,217
FOP	32	30	10	1,389
FOP	120	30	36	4,999
FSP	468	40	187	25,968
PTO	12	5	1	139
UOP	207	20	41	5,693
TOTALS	3,405		2,621	363,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,621	119.2224	169.89	445,282	1988	1988	0	0	0	18.26	81.74

1 SFR CUST – 100% - 2015 Heated Area: 2078 HX Base Yr 2015



1789 ARBOR DR, FERNANDINA BEACH

BLD DATE	10/07/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		363,974
TOTAL MARKET OB/XF VALUE		10,515
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		624,489
SOH/AGL Deduction		204,650
ASSESSED VALUE		419,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,839
TOTAL JUST VALUE		624,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900497	ADDITION	18,450	01/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/0525	1/15/2020	LE	U	I	11	100
GRANTOR: COX JOHN E & ALMA T						
GRANTEE: COX JEFFREY & ANDRE						
1958/0941	11/14/2014	WD	U	I	11	100
GRANTOR: GORNICK ROBERT E & PA						
GRANTEE: COX JOHN E & ALMA T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] U5 L3 W11 S9 FSP=[YR=2019] W14 S4 W23 S10
BAS=[YR=1993] W13 S42 E12 PTO=[YR=1993] S2 E6 N2 W6$
FOP=[YR=1993] E6 N6 W5 S4 W1 S2$ N2 E1 N4 E5 S8 E17 N6 E6
FGR=[YR=1993] S2 E23 N20 W8 N2 W14 S2 W1 S18 $ N18 E1 N2 E14 S2 E8 N26 W11 S6 W25 FOP=[YR=1993] W15 S8 E15 N8$ S8 W15 N8$ E40 N14 W3$ E3 S8 E11 N12$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	1988	1988	3	57	563	
3	0812	CONCRETE C	0	100	69	16	1,104.00	SF	4.00	4.00	100	1988	1988	3	57	2,517	
4	1242	WD DECK A	0	100	0	0	402.00	SF	10.00	10.00	100	1988	1988	3	20	804	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	57	59	
6	1242	WD DECK A	0	100	0	0	651.00	SF	10.00	10.00	100	2008	2008	3	40	2,604	
7	0855	CONC PAVER	0	100	0	0	390.00	SF	7.00	7.00	100	2017	2017	3	97	2,648	

LAND DESCRIPTION

TOTAL OB/XF 10,515

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	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS