

LOT 25
IN OR 2056/210
5115 PARKWAY PB 5/196

MORRISON TOM G TRUSTEE OF THE
1792 ARBOR DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-5115-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3033.00	

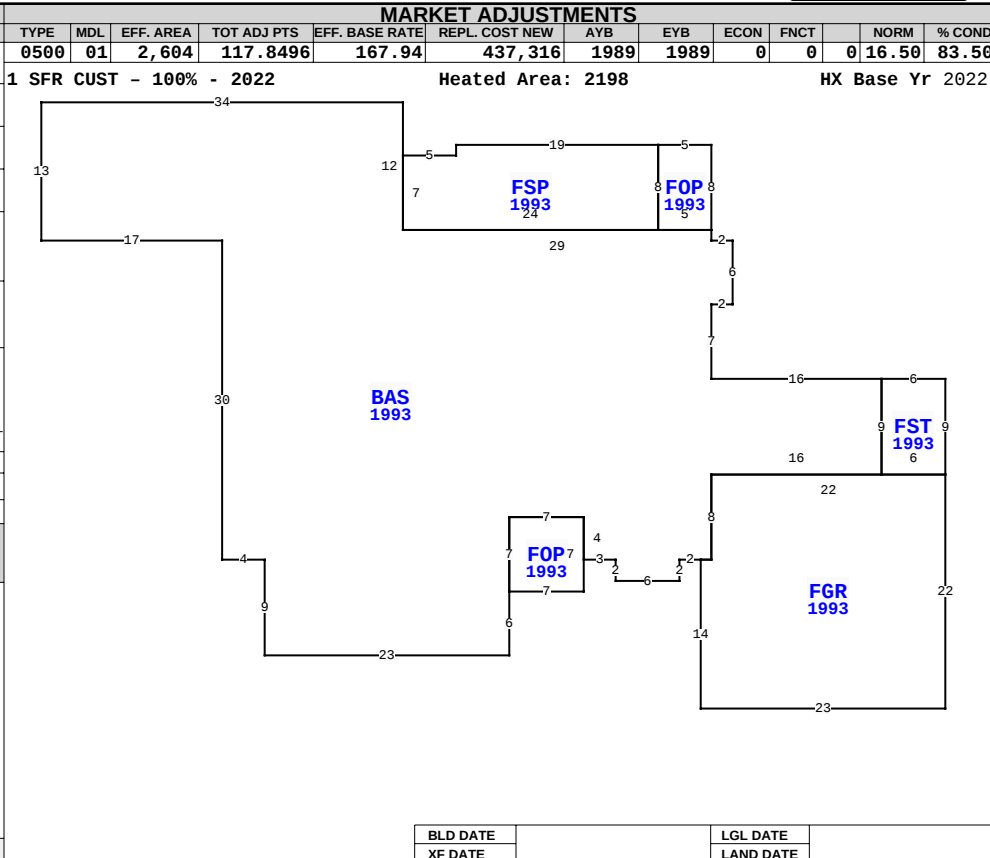
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2,198	308,225
FGR	498	55	274	38,423
FOP	40	30	12	1,683
FOP	49	30	15	2,103
FSP	187	40	75	10,518
FST	54	55	30	4,207

TOTALS	3,026		2,604	365,159
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	944.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	134.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	0	0	456.00	SF	10.00	10.00
5	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00

REVIEW DATE 01/24/2017 BY DJ



1792 ARBOR DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
									6,766

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		365,159	
TOTAL MARKET OB/XF VALUE		6,766	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		621,925	
SOH/AGL Deduction		50,659	
ASSESSED VALUE		571,266	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		521,266	
TOTAL JUST VALUE		621,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,627	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5654	NEW CONSTR	106,775	04/18/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2056/0210	6/30/2016	WD	Q	I	02
					SALE PRICE
					385,000
GRANTOR: LEIBMAN MARILYN					
GRANTEE: TOM G MORRISON REVO					
0822/0013	2/06/1998	WD	U	I	21
					162,000
GRANTOR: GRAHAM FREDERIC H & D					
GRANTEE: LEIBMAN MARILYN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W6 BAS=[YR=1993] W16 N7 E2 N6 W2 N1									
FOP=[YR=1993] N8 W5 FSP=[YR=1993] W19 S1 W5 S7 E24 N8\$ S8									
E5\$ W29 N12 W34 S13 E17 S30 E4 S9 E23 N6 FOP=[YR=1993] E7 N7									
W7 S7\$ N7 E7 S4 E3 S2 E6 N2 E2 FGR=[YR=1993] S14 E23 N22 W22									
S8 W1 \$ E1 N8 E16 N9\$ S9 E6 N9\$.									

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