

LOT 3
IN OR 1809/694
5115 PARKWAY PB 5/196

PITTS BENJAMIN J & JANET M
1795 ARBOR DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-5115-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
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

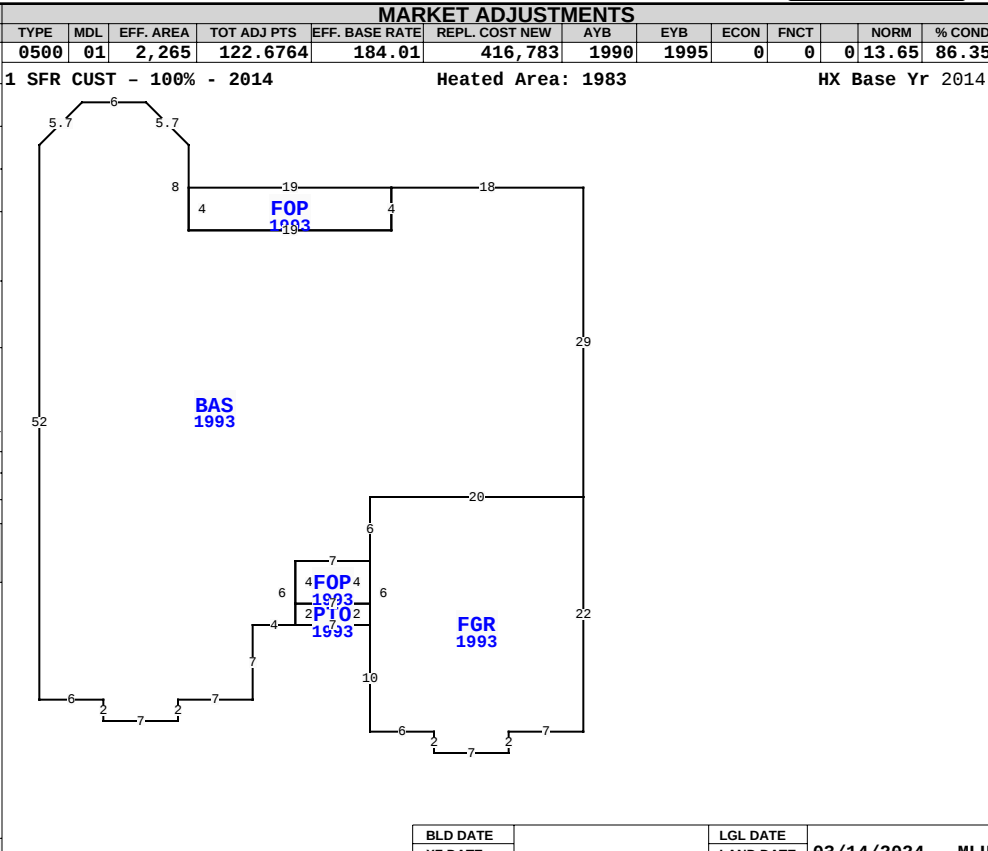
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	1,983	315,084
FGR	454	55	250	39,724
FOP	28	30	8	1,271
FOP	76	30	23	3,654
PTO	14	5	1	159
TOTALS	2,555		2,265	359,892

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	1990
2	0812	CONCRETE C	0	100	0	0		1,439.00	SF 4.00	100	1990
3	0855	CONC PAVER	0	100	0	0		730.00	SF 10.00	100	2008
4	0861	POOL GUNIT	0	100	0	0		420.00	SF 85.00	100	2015
5	0855	CONC PAVER	0	100	0	0		520.00	SF 10.00	100	2015

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



1795 ARBOR DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/14/2024					
						MLU					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		359,892	
TOTAL MARKET OB/XF VALUE		45,088	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		754,980	
SOH/AGL Deduction		350,089	
ASSESSED VALUE		404,891	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		354,891	
TOTAL JUST VALUE		754,980	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530249	SWIM POOL	35,984	04/01/2015
P1216248	REMODEL	0	12/01/2012
B1226473	REMODEL KITCHEN	57,000	09/03/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1809/0694	8/24/2012	WD	Q	I	02	320,000	
GRANTOR: WHITFIELD DANIEL M &							
GRANTEE: PITTS BENJAMIN J &							
1668/0502	3/19/2010	WD	Q	I	01	320,000	
GRANTOR: HARBOUR JAMES A & SCA							
GRANTEE: WHITFIELD DANIEL M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 FOP=[YR=1993] W19 S4 E19 N4\$ S4 W19 N8 U4 L4 W6 D4 L4 S52 E6 S2 E7 N2 E7 N7 E4 PTO=[YR=1993] E7 FGR=[YR=1993] S10 E6 S2 E7 N2 E7 N22 W20 S6 FOP=[YR=1993] W7 S4 E7 N4 \$ S6 \$ N2 W7 S2 \$ N6 E7 N6 E20 N29 \$.											