

LOT 5
IN OR 1613/728
5115 PARKWAY PB 5/196

ADDINGTON JERAMIAH J & AMBRIA/
1791 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-5115-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 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	01 Quality Level 01
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	1,760	100	1,760	177,584
BAS	120	100	120	12,108
FGR	543	55	299	30,169
FOP	30	30	9	908
FOP	528	30	158	15,942
FUS	462	100	462	46,616

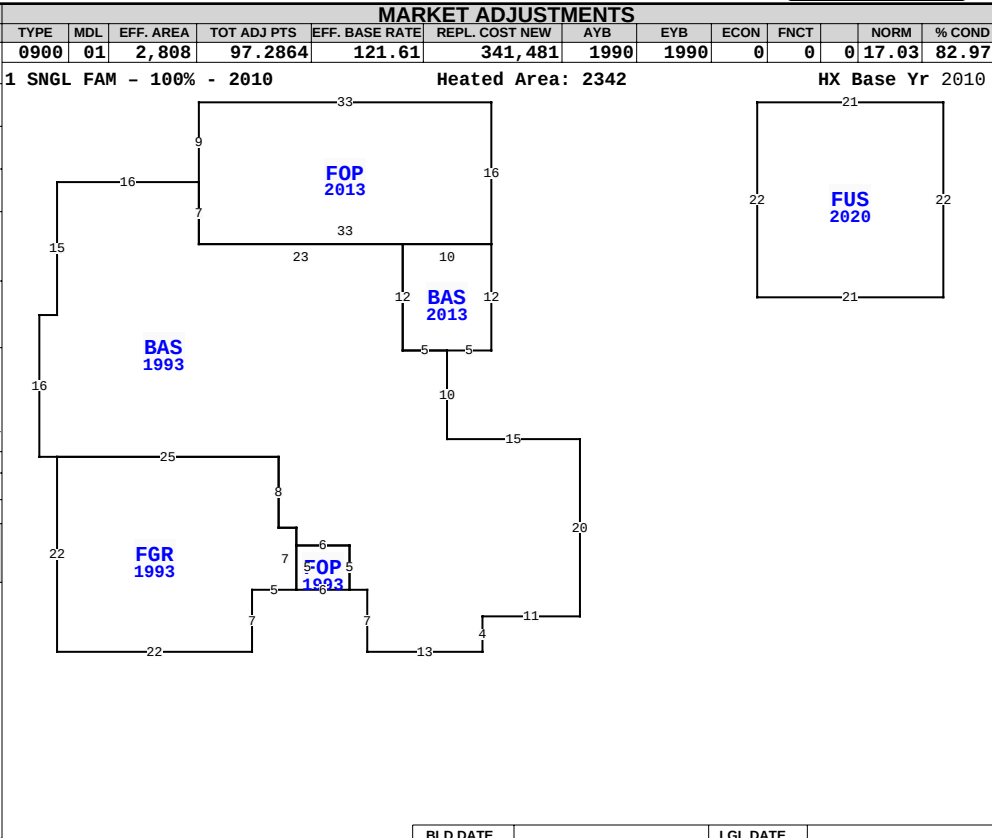
TOTALS	3,443	2,808	283,327
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EXTRA FEATURES	
L N	OB/XF CODE

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0 100	0	0	950.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,261	
3	1127	BRICK 8"	0 100	10	4	40.00	SF	11.00	11.00	100	1991	1991	3	87	383	
4	0940	SHEDS/PORT	0 100	13	8	344.00	SF	30.00	30.00	100	2012	2012	3	55	5,676	
5	0861	POOL GUNIT	0 100	0	0	628.00	SF	85.00	85.00	100	2016	2016	3	81	43,238	
6	0911	SCRN RM A	0 100	30	45	1,350.00	SF	17.50	17.50	100	2016	2016	3	74	17,483	
7	0845	KOOL DECK	0 100	0	0	722.00	SF	7.25	7.25	100	2016	2016	3	96	5,025	
8	0855	CONC PAVER	0 100	0	0	171.00	SF	10.00	10.00	100	2016	2016	3	96	1,642	
9	0855	CONC PAVER	0 100	0	0	512.00	SF	10.00	10.00	100	2016	2016	3	96	4,915	

LAND DESCRIPTION	
L N	USE CODE

N	CODE	CLS	DESCRIPTION	CAP	D
1	000100	C	SFR	100	



1791 ARBOR DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
950.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,261	
40.00	SF	11.00	11.00	100	1991	1991	3	87	383	
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1,350.00	SF	17.50	17.50	100	2016	2016	3	74	17,483	
722.00	SF	7.25	7.25	100	2016	2016	3	96	5,025	
171.00	SF	10.00	10.00	100	2016	2016	3	96	1,642	
512.00	SF	10.00	10.00	100	2016	2016	3	96	4,915	

LAND DESCRIPTION	
L N	USE CODE

ZONE	FRONT	DEPTH	END UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA
RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3

NASSAU COUNTY PROPERTY		PAGE 1 of 1		8
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		283,327
TOTAL MARKET OB/XF VALUE		83,003
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		716,330
SOH/AGL Deduction		283,045
ASSESSED VALUE		433,285
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,285
TOTAL JUST VALUE		716,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003302	REPAIR/RRF	38,000	04/16/2020
B1804153	WINDOWS	10,805	04/24/2018
B1631944	SCRNENCL	30,132	03/01/2016
B1631774	SWIM POOL	57,925	02/01/2016
E25701	NEW CONSTR	0	12/01/2012
B1226630	B003	10,199	11/01/2012

SALES DATA	
OFF RECORD Number	DATE
1613/0728	4/02/2009
TYPE INST	Q U
WD	Q
V I	I
RSN CD	01
SALE PRICE	320,000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1613/0728	4/02/2009	WD	Q	I	01	320,000	
GRANTOR: TENNEY DUNCAN C & VIR							
GRANTEE: ADDINGTON JERAMIAH							
1199/1330	1/06/2004	WD	U	I	07	100	
GRANTOR: RUBIN MAX B & TERESA							
GRANTEE: TENNEY DUNCAN & VIR							

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2013] W33 S9 BAS=[YR=1993] W16 S15 W2 S16 E2	
FGR=[YR=1993] S22 E22 N7 E5 FOP=[YR=1993] E6 N5 W6 S5 \$ N7W2	
N8 W25 \$ E25 S8 E2 S2 E6 S5E2 S7 E13 N4 E11 N20 W15 N10	
BAS=[YR=2013] E5 N12 W10 S12 E5\$ W5 N12 W23 N7\$ S7 E33 N16\$	
PTR= E30 FUS=[YR=2020] E21 S22 W21 N22 \$ W30 \$.	