LOT 7
IN OR 2109/1199
5115 PARKWAY PB 5/196

PETERMAN ROBERT D & MICHELLE L
1787 ARBOR DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-5115-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

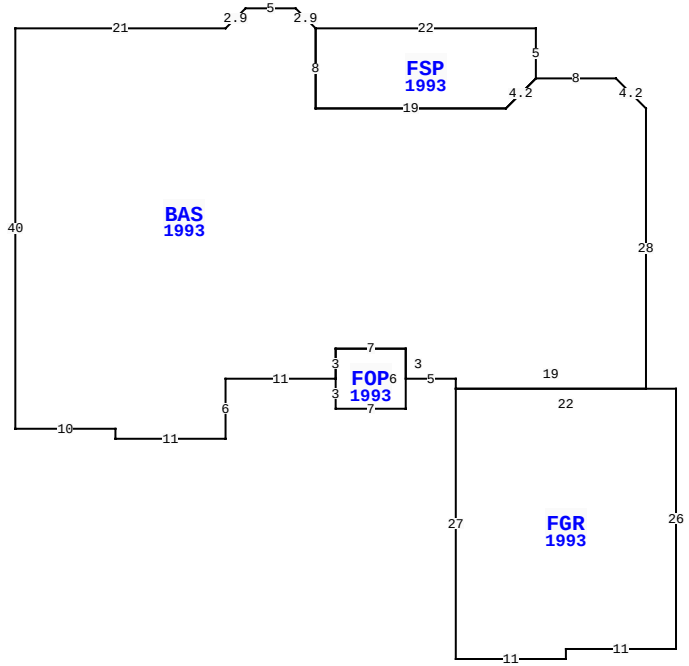
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,102	100	2,102	309,844
FGR	583	55	321	47,317
FOP	42	30	13	1,917
FSP	172	40	69	10,171
TOTALS	2,899		2,505	369,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,505	117.1104	175.67	440,053	1991	1991	0	0	0	16.09	83.91

1 SFR CUST – 100% - 2019 Heated Area: 2102 HX Base Yr 2019



1787 ARBOR DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		369,248
TOTAL MARKET OB/XF VALUE		6,438
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		725,686
SOH/AGL Deduction		276,220
ASSESSED VALUE		449,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,466
TOTAL JUST VALUE		725,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1710222	WINDOWS	19,932	11/16/2017
6966	NEW CONSTR	180,000	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/1199	3/27/2017	WD	Q	I	01	450,000
GRANTOR: BEST EDYTHE F/K/A EDI						
GRANTEE: PETERMAN ROBERT DAL						
1391/1831	2/27/2006	QC	U	I	01	100
GRANTOR: STEEL JEFFREY DOUGLAS						
GRANTEE: STEEL EDIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L3 U3 W8 FSP=[YR=1993] N5 W22 S8 E19 U3 R3 $ L3 D3 W19 N8 U2 L2 W5 D2 L2 W21 S40 E10 S1 E11 N6 E11 FOP=[YR=1993] S3 E7 N6 W7 S3$N3 E7 S3 E5 S1 FGR=[YR=1993] S27 E11N1 E11 N26 W22$ E19 N28 $.

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	0812	CONCRETE C	0	100	0	0	1,608.00	SF	4.00	4.00	100	1991	1991	3	62	3,988	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 6,438

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	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS