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

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

2024

00-00-30-5115-0025-0000

BUILDING CHARACTERISTICS

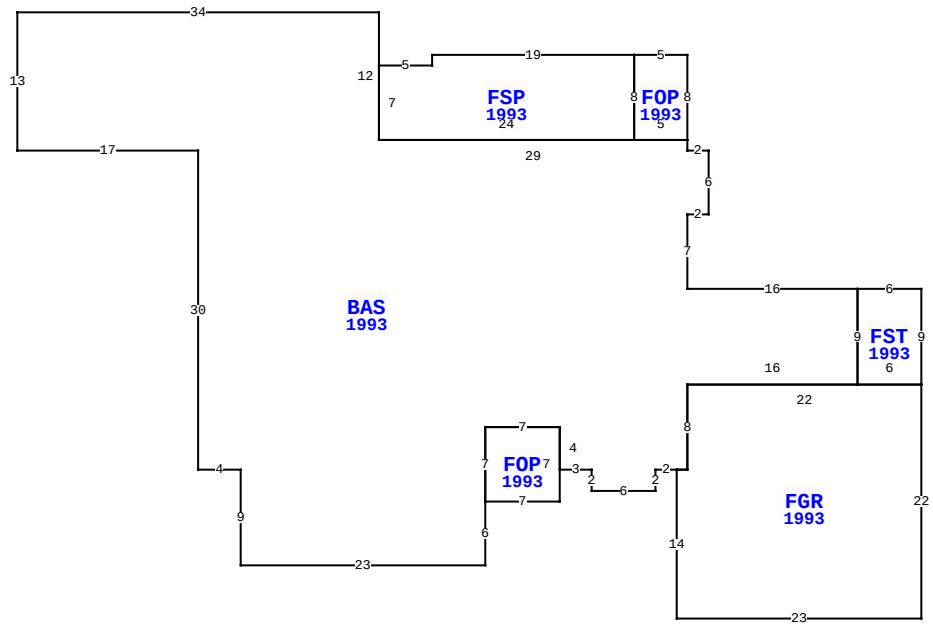
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	322,488
FGR	498	55	274	40,201
FOP	40	30	12	1,760
FOP	49	30	15	2,201
FSP	187	40	75	11,004
FST	54	55	30	4,401
TOTALS	3,026		2,604	382,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,604	117.8496	176.77	460,309	1989	1989	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2022 Heated Area: 2198 HX Base Yr 2022



1792 ARBOR DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		382,056
TOTAL MARKET OB/XF VALUE		6,549
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		738,605
SOH/AGL Deduction		150,201
ASSESSED VALUE		588,404
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		538,404
TOTAL JUST VALUE		738,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,925

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	SALE PRICE
2056/0210	6/30/2016	WD	Q	I	02	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

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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	100	1989	1989	3	57	2,798	
3	0810	CONCRETE A	0	100	0	0	134.00	SF	6.50	6.50	100	1989	1989	3	57	496	
4	1242	WD DECK A	0	100	0	0	456.00	SF	10.00	10.00	10	1990	1990	3	20	912	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1989	1989	3	57	33	

LAND DESCRIPTION

TOTAL OB/XF 6,549

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