LOT 2
5115 PARKWAY PB 5/196

TOLG ROBERT G JR & BARBARA H JOINT TRUST/TOLG ROBE
1797 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

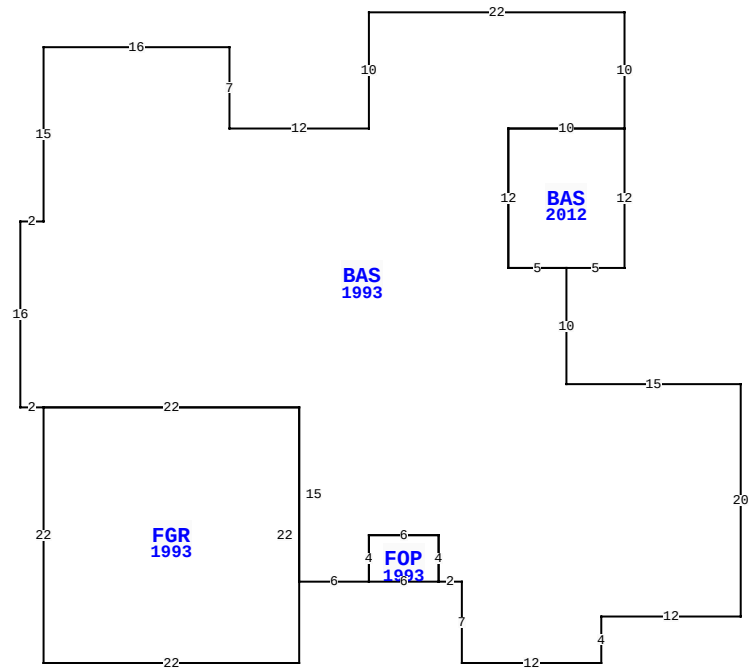
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	1993	2,080	364,367
BAS	120	100	2012	120	21,022
FGR	484	55	1993	266	46,597
FOP	24	30	1993	7	1,226
TOTALS	2,708			2,473	433,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,473	135.2093	213.63	528,307	1988	1988	0	0	0	18.00	82.00

1 SFR CUST – 100% - 2001 Heated Area: 2200 HX Base Yr 2001



1797 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		433,212
TOTAL MARKET OB/XF VALUE		10,454
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		793,666
SOH/AGL Deduction		501,126
ASSESSED VALUE		292,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,818
TOTAL JUST VALUE		793,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		719,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1225869	ENCL 120 SF	50,000	04/01/2012
B1225864	REMODEL	3,000	03/01/2012
P036797	REMODEL	700	06/01/2003
6020	ADDITION	10,500	10/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1648	10/13/2022	QC	U	I	11	100
GRANTOR: TOLG ROBERT G JR & BA						
GRANTEE: TOLG ROBERT G & BAR						
0680/1538	5/13/1993	WD	Q	I		185,500
GRANTOR: MCGRATH ANN F						
GRANTEE: TOLG ROBT JR & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N10 BAS=[YR=2012] E5 N12 W10 S12 E5$ W5 N12 E10 N10 W22 S10 W12 N7 W16 S15 W2 S16 E2 FGR=[YR=1993] S22 E22 N22 W22$ E22 S15 E6 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E2 S7 E12 N4 E12 N20$.

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	0855	CONC PAVER	0	100	0	0	724.00	SF	7.00	7.00	100	2013	2013	3	93	4,713	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
3	0855	CONC PAVER	0	100	0	0	412.00	SF	10.00	10.00	100	2003	2003	3	82	3,378	
4	1076	TRELLIS A	0	100	8	8	64.00	SF	7.50	7.50	100	2003	2003	3	29	139	
5	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	100	2003	2003	3	82	984	

LAND DESCRIPTION

TOTAL OB/XF 10,454

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	RES	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 07/30/2025 BY SYS