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

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

2025

00-00-30-5115-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	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	03	Quality Level 03

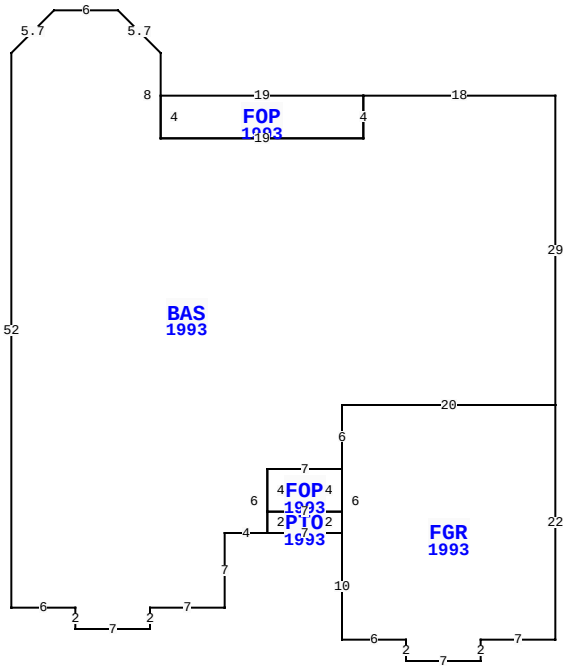
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3033.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	1993	1,983	380,965
FGR	454	55	1993	250	48,029
FOP	28	30	1993	8	1,537
FOP	76	30	1993	23	4,419
PTO	14	5	1993	1	192
TOTALS	2,555			2,265	435,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,265	141.6355	223.78	506,862	1990	1995	0	0	0	14.15	85.85

1 SFR CUST – 100% - 2014 Heated Area: 1983 HX Base Yr 2014



1795 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		435,141
TOTAL MARKET OB/XF VALUE		43,730
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		828,871
SOH/AGL Deduction		412,238
ASSESSED VALUE		416,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,911
TOTAL JUST VALUE		828,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		754,980

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

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 $.

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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,439.00	SF	4.00	4.00	100	1990	1990	3	57	3,281	
3	0855	CONC PAVER	0	100	0	0	730.00	SF	10.00	10.00	100	2008	2008	3	88	6,424	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2015	2015	3	75	26,775	
5	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2015	2015	3	95	4,940	

LAND DESCRIPTION

TOTAL OB/XF 43,730

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 04/15/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS