LOT 4
IN OR 1480/1534
5115 PARKWAY PB 5/196

KLEIN DOROTHY
1793 ARBOR DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0004-0000

BUILDING CHARACTERISTICS

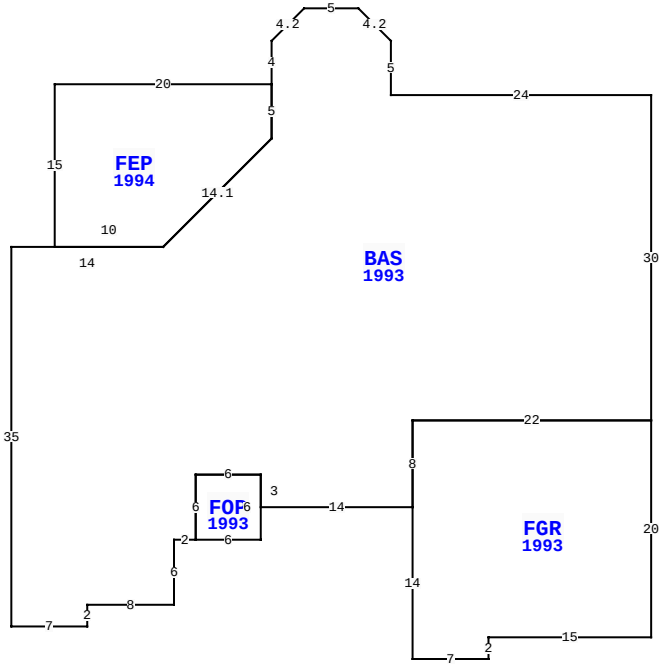
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,996	100	1993	1,996	351,050
FEP	250	80	1994	200	35,175
FGR	454	55	1993	250	43,969
FOP	36	30	1993	11	1,935
TOTALS	2,736			2,457	432,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,457	134.1120	211.90	520,638	1990	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2019 Heated Area: 1996 HX Base Yr 2019



1793 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		432,130
TOTAL MARKET OB/XF VALUE		9,206
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		791,336
SOH/AGL Deduction		333,959
ASSESSED VALUE		457,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		406,655
TOTAL JUST VALUE		791,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6526	NEW CONSTR	91,655	06/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1534	2/23/2007	WD	Q	I		449,000
GRANTOR: HILLER WILLIAM N & BE						
GRANTEE: KLEIN MITCHEL & DOR						
0818/1047	12/31/1997	WD	Q	I		225,000
GRANTOR: MOORE EDITH M						
GRANTEE: HILLER WILLIAM & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N5 U3 L3 W5 L3 D3 S4 FEP=[YR=1994] W20 S15 E10 U10 R10 N5$ S5 D10 L10 W14 S35 E7 N2 E8 N6 E2 FOP=[YR=1993] E6 N6 W6 S6 $N6 E6 S3 E14 FGR=[YR=1993] S14 E7 N2E15 N20 W22 S8 $ N8 E22 N30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0812	CONCRETE C	0	100	0	0	1,365.00	SF	4.00	4.00	100	1990	1990	3	57	3,112	
3	0858	SCULP CONC	0	100	0	0	408.00	SF	13.00	13.00	100	1995	1995	3	90	4,774	

LAND DESCRIPTION

TOTAL OB/XF 9,206

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