

LOT 5
IN OR 1613/728
5115 PARKWAY PB 5/196

ADDINGTON JERAMIAH J & AMBRIA/
1791 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3033.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	315,564
BAS	120	100	2013	120	21,516
FGR	543	55	1993	299	53,610
FOP	30	30	1993	9	1,614
FOP	528	30	2013	158	28,329
FUS	462	100	2020	462	82,835

TOTALS	3,443			2,808	503,468
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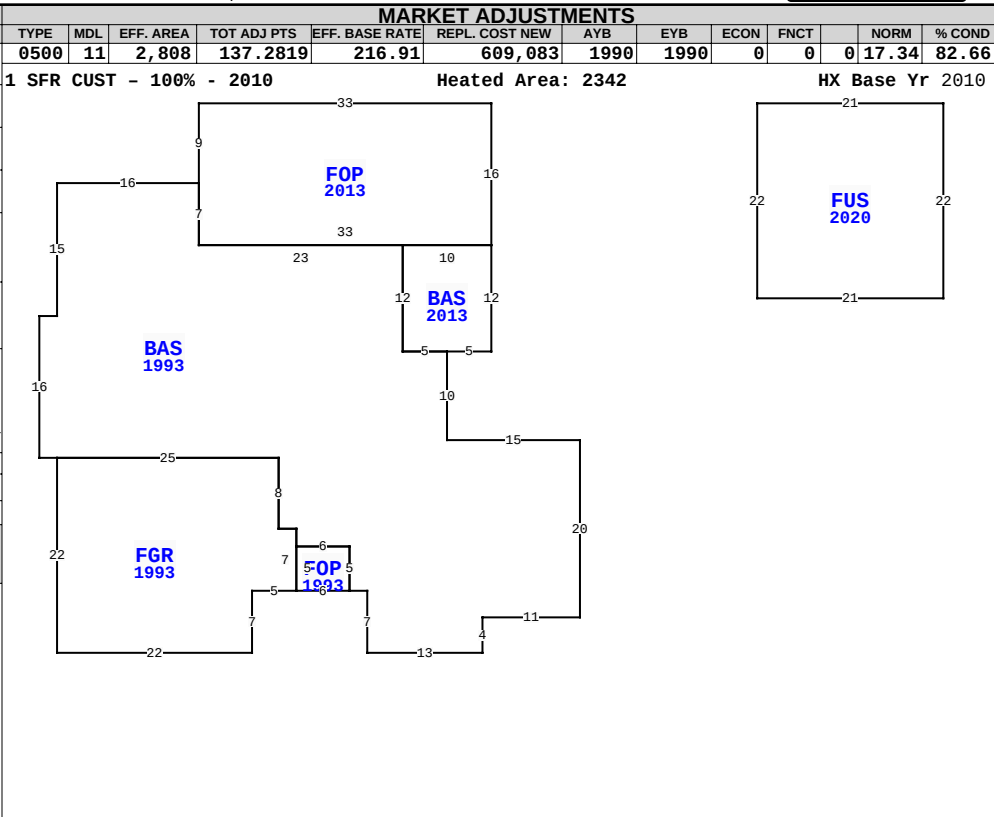
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	950.00	SF	4.00	4.00	100	1990	1990	3	57	2,166	
3	1127	BRICK 8"	0	100	10	4	40.00	SF	11.00	11.00	100	1991	1991	3	86	378	
4	0940	SHEDS/PORT	0	100	13	8	344.00	SF	30.00	30.00	100	2012	2012	3	50	5,160	
5	0861	POOL GUNIT	0	100	0	0	628.00	SF	85.00	85.00	100	2016	2016	3	78	41,636	
6	0911	SCRN RM A	0	100	30	45	1,350.00	SF	17.50	17.50	100	2016	2016	3	70	16,538	
7	0845	KOOL DECK	0	100	0	0	722.00	SF	7.25	7.25	100	2016	2016	3	95	4,973	
8	0855	CONC PAVER	0	100	0	0	171.00	SF	10.00	10.00	100	2016	2016	3	95	1,625	
9	0855	CONC PAVER	0	100	0	0	512.00	SF	10.00	10.00	100	2016	2016	3	95	4,864	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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	06/15/2021	BY	RK
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1791 ARBOR DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	
79,650																	

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY																	PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		503,468
TOTAL MARKET OB/XF VALUE		79,650
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		933,118
SOH/AGL Deduction		487,268
ASSESSED VALUE		445,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		395,128
TOTAL JUST VALUE		933,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		716,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003302	REPAIR/RRF	38,000	04/16/2020
B1804153	WINDOWS	10,805	04/24/2018
B1631944	SCRNENCL	30,132	03/01/2016
B1631774	SWIM POOL	57,925	02/01/2016
E25701	NEW CONSTR	0	12/01/2012
B1226630	B003	10,199	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1613/0728	4/02/2009	WD	Q	I	01	320,000	
GRANTOR: TENNEY DUNCAN C & VIR							
GRANTEE: ADDINGTON JERAMIAH							
1199/1330	1/06/2004	WD	U	I	07	100	
GRANTOR: RUBIN MAX B & TERESA							
GRANTEE: TENNEY DUNCAN & VIR							

BUILDING NOTES							
BUILDING DIMENSIONS							
FOP=[YR=2013] W33 S9 BAS=[YR=1993] W16 S15 W2 S16 E2							
FGR=[YR=1993] S22 E22 N7 E5 FOP=[YR=1993] E6 N5 W6 S5 \$ N7W2							
N8 W25 \$ E25 S8 E2 S2 E6 S5E2 S7 E13 N4 E11 N20 W15 N10							
BAS=[YR=2013] E5 N12 W10 S12 E5\$ W5 N12 W23 N7\$ S7 E33 N16\$							
PTR= E30 FUS=[YR=2020] E21 S22 W21 N22 \$ W30 \$.							