

LOT 6
5115 PARKWAY PB 5/196

COX JOHN E & ALMA T L/E/
1789 ARBOR DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	10	ABOVE AVG 70	0500	11	2,621	137.6477	217.48	570,015	1988	1988	0	0	0	18.94	81.06	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 30	1 SFR CUST - 100% - 2015										Heated Area: 2078										HX Base Yr 2015									
Roof Structur	08	IRREGULAR 100											VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 8										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										462,054									
Interior Floo	14	CARPET 70											TOTAL MARKET OB/XF VALUE										9,547									
Interior Floo	11	CLAY TILE 30											TOTAL LAND VALUE - MARKET										350,000									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										821,601									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										376,626									
Bedrooms	3	100											ASSESSED VALUE										444,975									
Bathrooms	2	100											TOTAL EXEMPTION VALUE										50,722									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										394,253									
Stories	1.	1. 100	TOTAL JUST VALUE										821,601																			
Units	0	100	NCON VALUE										0																			
BUD8 Adjustme	05	DIST 1A 100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										741,545																			
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	2,078	100	1993	2,078	366,329																											
FGR	488	55	1993	268	47,246																											
FOP	32	30	1993	10	1,763																											
FOP	120	30	1993	36	6,346																											
FSP	468	40	2019	187	32,966																											
PTO	12	5	1993	1	176																											
UOP	207	20	2019	41	7,228																											
TOTALS	3,405			2,621	462,054																											
EXTRA FEATURES					1789 ARBOR DR, FERNANDINA BEACH																											
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240																
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	1988	1988	3	52	514																
3	0812	CONCRETE C	0	100	69	16	1,104.00	SF	4.00	4.00	100	1988	1988	3	52	2,296																
4	1242	WD DECK A	0	100	0	0	402.00	SF	10.00	10.00	100	1988	1988	3	20	804																
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1988	1988	3	52	54																
6	1242	WD DECK A	0	100	0	0	651.00	SF	10.00	10.00	100	2008	2008	3	31	2,018																
7	0855	CONC PAVER	0	100	0	0	390.00	SF	7.00	7.00	100	2017	2017	3	96	2,621																
TOTAL OB/XF										9,547																						
LAND DESCRIPTION																																
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	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 05/29/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS																																