LOT 8 IN OR 810/137
5115 PARKWAY PB 5/196

HUGHES ERIC H & KIM S
1785 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-5115-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

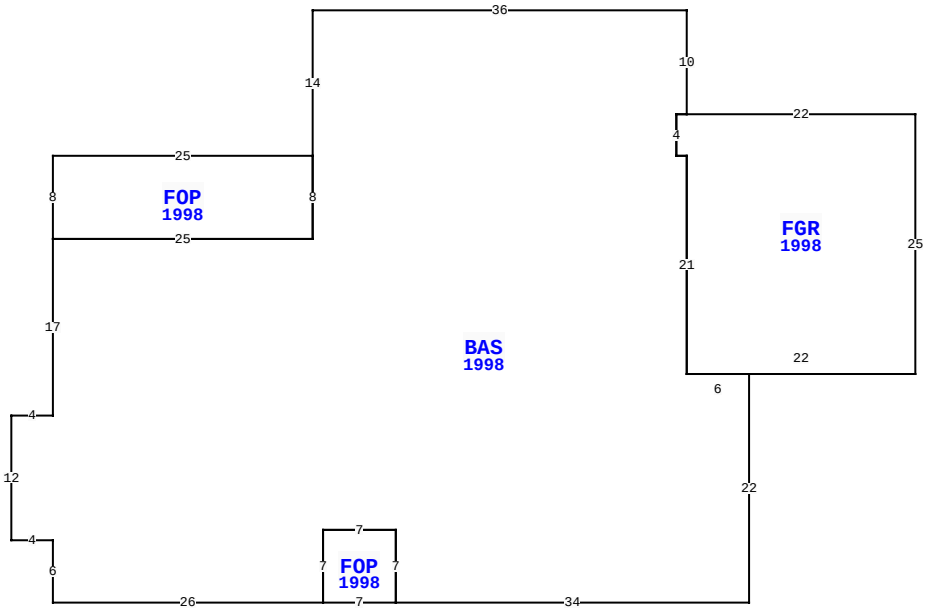
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	3,054	100	1998	3,054	563,572
FGR	554	55	1998	305	56,284
FOP	49	30	1998	15	2,768
FOP	200	30	1998	60	11,072
TOTALS	3,857			3,434	633,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,434	134.2492	212.11	728,386	1998	1998	0	0	0	13.00	87.00

1 SFR CUST – 100% - 1999 Heated Area: 3054 HX Base Yr 1999



1785 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		633,696
TOTAL MARKET OB/XF VALUE		15,039
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		998,735
SOH/AGL Deduction		653,006
ASSESSED VALUE		345,729
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,007
TOTAL JUST VALUE		998,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		889,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805136	XFOB	3,441	07/01/1998
B9804918	SWIM POOL	20,000	05/01/1998
B9804653	NEW CONSTR	168,000	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0810/0137	10/17/1997	WD	Q	V		60,000
GRANTOR: WINKLER DAVID E & JAM						
GRANTEE: HUGHES ERIC H & KIM						
0609/0546	10/09/1990	WD	Q	V		40,000
GRANTOR: EMBRY DEVELOPMENT						
GRANTEE: WINKLER DAVID & JAM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W22 BAS=[YR=1998] N10 W36 S14 FOP=[YR=1998] W25 S8 E25 N8 $ S8 W25 S17 W4 S12 E4 S6 E26 FOP=[YR=1998] E7 N7 W7 S7 $ N7 E7 S7 E34 N22 W6 N21 W1 N4 E1 $ W1 S4 E1 S21 E22 N25 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	1,050.00	SF	6.50	6.50	100	1998	1998	3	73	4,982	
3	0810	CONCRETE A	0	100	0	0	178.00	SF	6.50	6.50	100	1998	1998	3	73	845	
4	0845	KOOL DECK	0	100	0	0	377.00	SF	7.25	7.25	100	1998	1998	3	73	1,995	
5	0910	SCRN RM L	0	100	0	0	567.00	SF	15.00	15.00	100	1998	1998	3	20	1,701	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
7	0861	POOL GUNIT	0	100	0	0	148.00	SF	85.00	85.00	100	1998	1998	3	20	2,516	

LAND DESCRIPTION

TOTAL OB/XF 15,039

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