

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

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

2026

00-00-30-5115-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	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

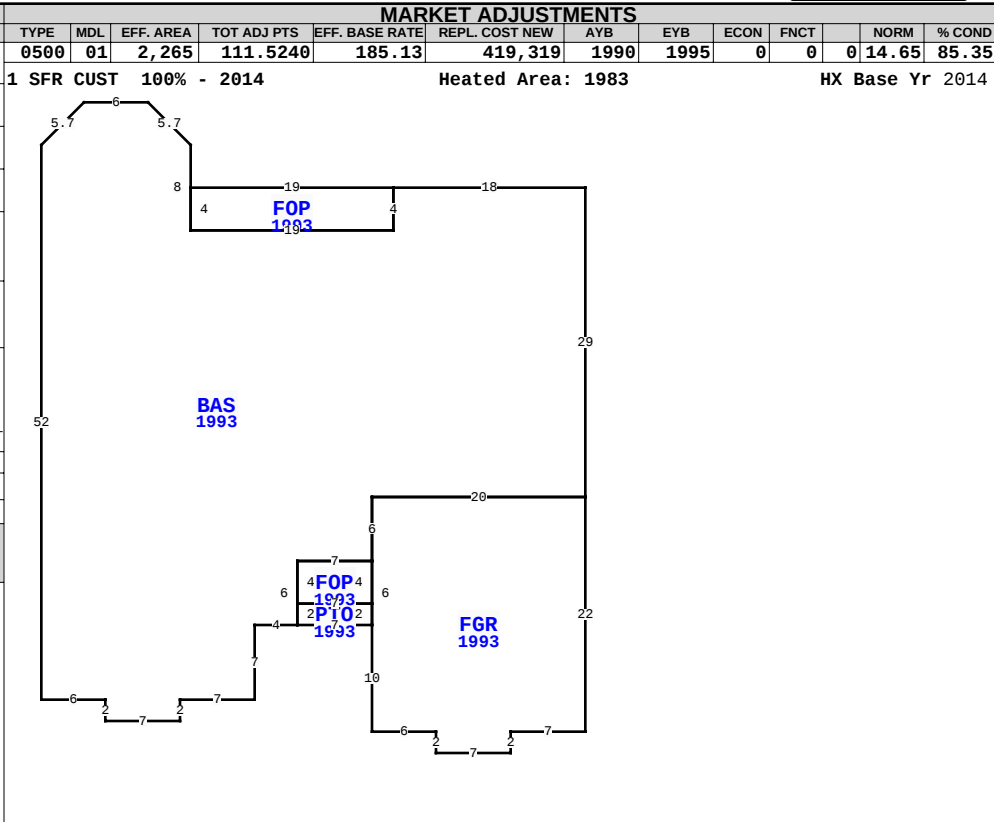
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	313,331
FGR	454	55	1993	250	39,503
FOP	28	30	1993	8	1,264
FOP	76	30	1993	23	3,634
PTO	14	5	1993	1	158

TOTALS	2,555			2,265	357,889
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00



1795 ARBOR DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/09/2026
	INC DATE		AG DATE	MLU

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	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	

LAND DESCRIPTION										TOTAL OB/XF										47,240	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	360,000.00	360,000.00	3				
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 360,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		357,889	
TOTAL MARKET OB/XF VALUE		47,240	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		765,129	
SOH/AGL Deduction		337,247	
ASSESSED VALUE		427,882	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		376,471	
TOTAL JUST VALUE		765,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		828,871	

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 \$.									