LOT 4
5115 PARKWAY PB 5/196

CHEN TAYLOR ANN & DENNIS
1793 ARBOR DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

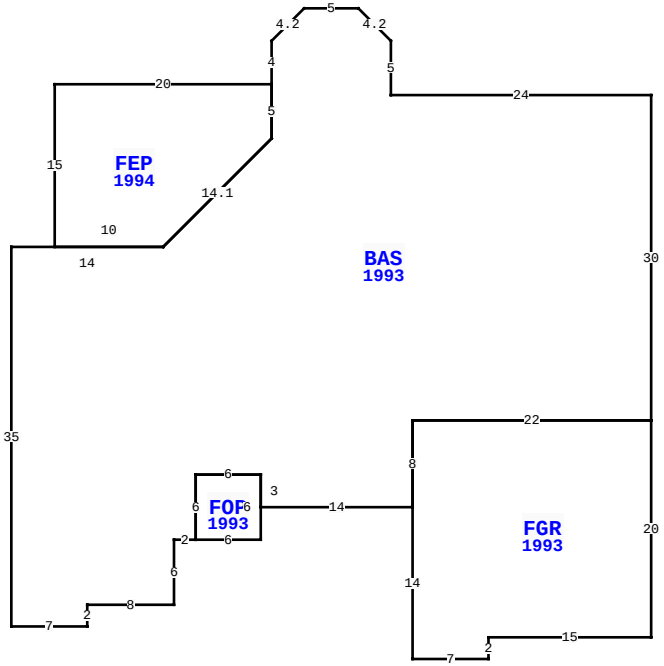
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	288,667
FEP	250	80	1994	200	28,925
FGR	454	55	1993	250	36,156
FOP	36	30	1993	11	1,591
TOTALS	2,736			2,457	355,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,457	105.6000	175.30	430,712	1990	1990	0	0	0	17.50	82.50

1 SFR CUST 100% - 2026 Heated Area: 1996 HX Base Yr 2026



1793 ARBOR DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		355,337
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		716,617
SOH/AGL Deduction		0
ASSESSED VALUE		716,617
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		665,206
TOTAL JUST VALUE		716,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		791,336

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
2805/1961	7/31/2025	WD	Q	I	01	765,000
GRANTOR: KLEIN DOROTHY						
GRANTEE: CHEN TAYLOR ANN & D						
1480/1534	2/23/2007	WD	Q	I		449,000
GRANTOR: HILLER WILLIAM N & BE						
GRANTEE: KLEIN MITCHEL & DOR						

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	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	360,000.00	360,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS