

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

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

2026

00-00-30-5115-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	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
NEIGHBORHOOD/LOC	3033.00		

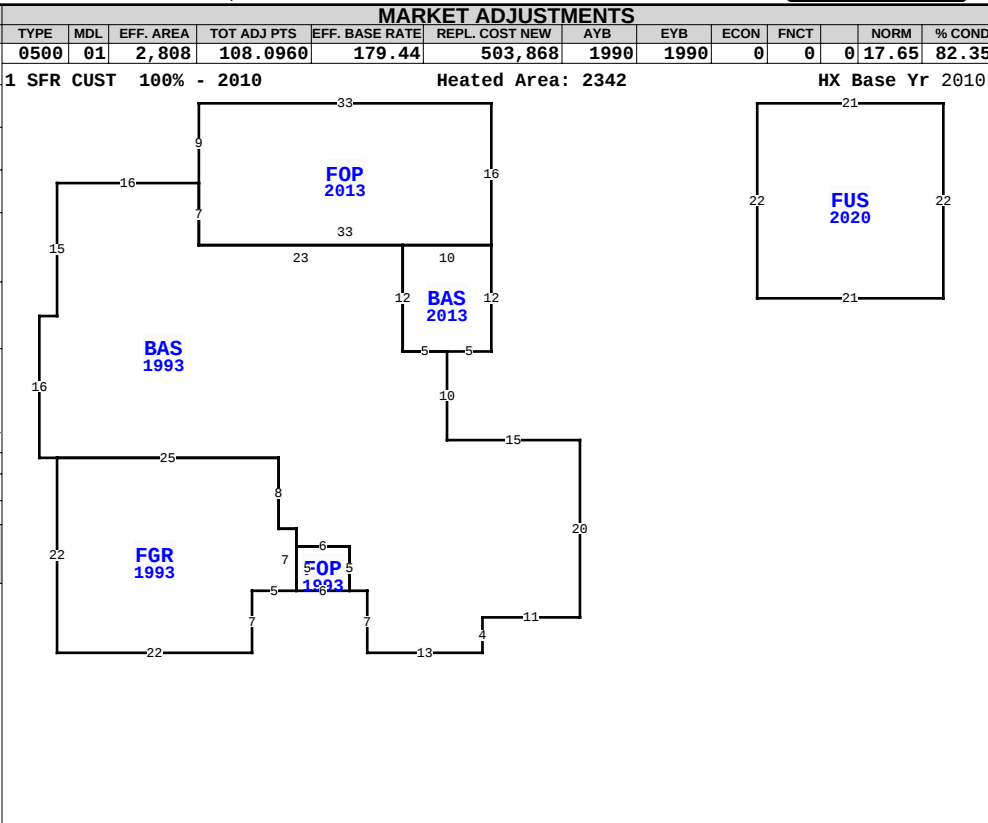
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1993	1,760	260,073
BAS	120	100	2013	120	17,732
FGR	543	55	1993	299	44,183
FOP	30	30	1993	9	1,330
FOP	528	30	2013	158	23,348
FUS	462	100	2020	462	68,269

TOTALS	3,443			2,808	414,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0940	SHEDS/PORT	0	100	13	8	344.00	SF	30.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0911	SCRN RM A	0	100	30	45	1,350.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RG-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



1791 ARBOR DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	64	2,240	
4	0940	SHEDS/PORT	0	100	13	8	344.00	SF	30.00	30.00	100	2012	2012	3	45	4,644	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
6	0911	SCRN RM A	0	100	30	45	1,350.00	SF	18.00	18.00	100	2016	2016	3	65	15,795	

TOTAL OB/XF										70,179							
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	360,000.00	360,000.00	360,000

Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										STANDARD							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										414,935							
TOTAL MARKET OB/XF VALUE										70,179							
TOTAL LAND VALUE - MARKET										360,000							
TOTAL MARKET VALUE										845,114							
SOH/AGL Deduction										387,226							
ASSESSED VALUE										457,888							
TOTAL EXEMPTION VALUE										51,411							
BASE TAXABLE VALUE										406,477							
TOTAL JUST VALUE										845,114							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										933,118							

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									
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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 \$.									