LOT 7
5115 PARKWAY PB 5/196

FARLEY KATHERINE & KUZMIN VIKTOR REVOCABLE TRUST/F
1787 ARBOR DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0007-0000

BUILDING CHARACTERISTICS

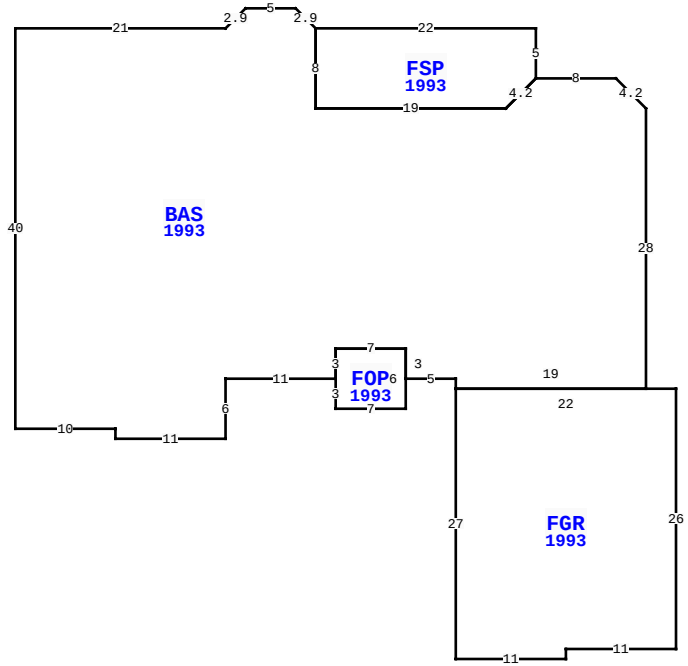
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,102	100	1993	2,102	309,634
FGR	583	55	1993	321	47,284
FOP	42	30	1993	13	1,915
FSP	172	40	1993	69	10,164
TOTALS	2,899			2,505	368,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,505	106.4640	176.73	442,709	1991	1991	0	0	0	16.65	83.35

1 SFR CUST 100% - 2026 Heated Area: 2102 HX Base Yr 2026



1787 ARBOR DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		368,998
TOTAL MARKET OB/XF VALUE		2,310
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		731,308
SOH/AGL Deduction		0
ASSESSED VALUE		731,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		679,897
TOTAL JUST VALUE		731,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1710222	WINDOWS	19,932	11/16/2017
6966	NEW CONSTR	180,000	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1877	5/28/2025	WD	Q	I	01	830,000
GRANTOR: PETERMAN ROBERT D & M						
GRANTEE: FARLEY KATHERINE &						
2757/1890	12/16/2024	LE	U	I	11	100
GRANTOR: PETERMAN ROBERT DALE						
GRANTEE: ROSENWALD NICOLE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L3 U3 W8 FSP=[YR=1993] N5 W22 S8 E19 U3 R3 $ L3 D3 W19 N8 U2 L2 W5 D2 L2 W21 S40 E10 S1 E11 N6 E11 FOP=[YR=1993] S3 E7 N6 W7 S3$N3 E7 S3 E5 S1 FGR=[YR=1993] S27 E11N1 E11 N26 W22$ E19 N28 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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