LOT 24
5115 PARKWAY PB 5/196

MARINO JAMES & SHARON M L/E/
1786 ARBOR DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

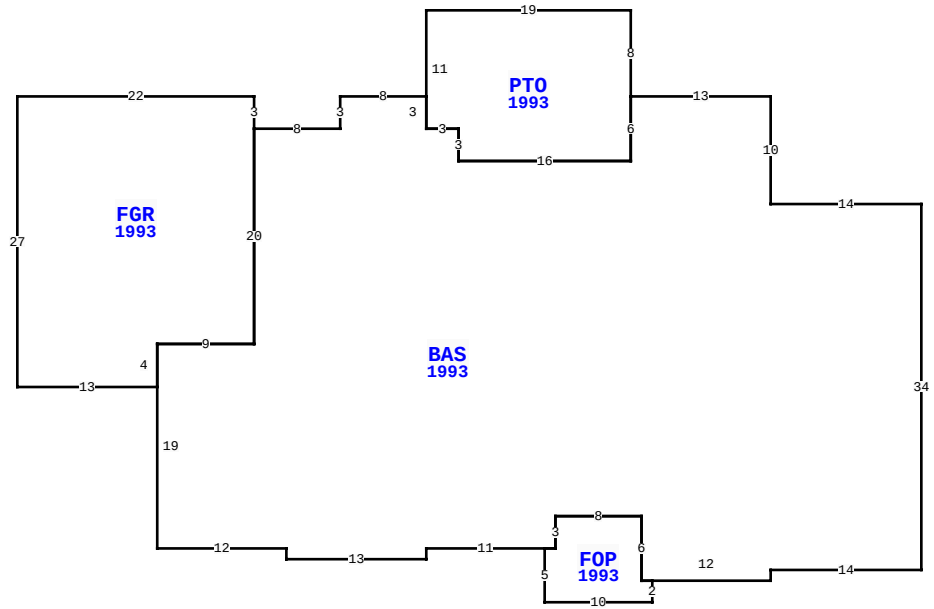
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,559	100	1993	2,559	383,101
FGR	558	55	1993	307	45,960
FOP	71	30	1993	21	3,144
PTO	257	5	1993	13	1,946
TOTALS	3,445			2,900	434,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,900	108.0060	179.29	519,941	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 100% - 0 Heated Area: 2559 HX Base Yr 1993



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

1786 ARBOR DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		434,151
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		796,531
SOH/AGL Deduction		525,038
ASSESSED VALUE		271,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,082
TOTAL JUST VALUE		796,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		885,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313324	ROOF	7,000	01/01/2013
04276	H/AC	5,000	07/24/1992
8308	NEW CONSTR	5,000	07/24/1992
4795	NEW CONSTR	6,000	06/26/1992
8089	NEW CONSTR	140,000	05/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1701	5/18/2022	LE	U	I	11	100
GRANTOR: MARINO JAMES & SHARON						
GRANTEE: MARINO JENNA L & JE						
0593/0535	3/22/1990	WD	Q	V		38,500
GRANTOR: EMBRY/BURNEY INC						
GRANTEE: MARINO JAMES & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N10 W13 PTO=[YR=1993] N8 W19 S11 E3 S3 E16 N6 $ S6 W16 N3 W3 N3 W8 S3 W8 FGR=[YR=1993] N3 W22 S27 E13 N4 E9 N20 $ S20 W9 S19 E12 S1 E13 N1 E11 FOP=[YR=1993] S5 E10 N2 W1 N6 W8 S3 W1 $ E1 N3 E8 S6 E12 N1 E14 N34 $.

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	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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