LOT 25
IN OR 2056/210
5115 PARKWAY PB 5/196

MORRISON TOM G TRUSTEE OF THE
1792 ARBOR DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-5115-0025-0000

BUILDING CHARACTERISTICS

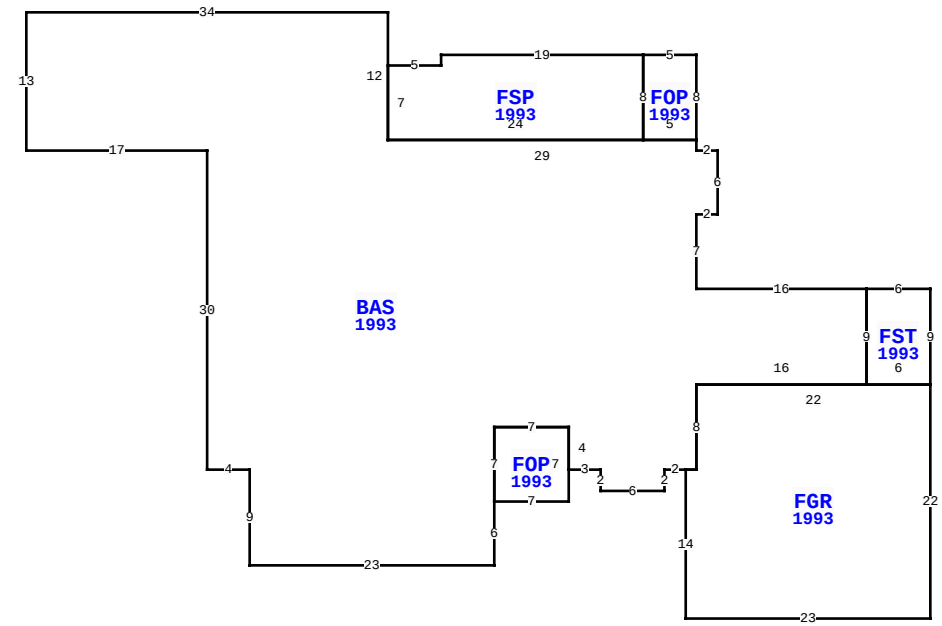
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,198	100	1993	2,198	320,549
FGR	498	55	1993	274	39,959
FOP	40	30	1993	12	1,750
FOP	49	30	1993	15	2,188
FSP	187	40	1993	75	10,938
FST	54	55	1993	30	4,376
TOTALS	3,026			2,604	379,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,604	107.1360	177.85	463,121	1989	1989	0	0	0	18.00	82.00

1 SFR CUST 100% - 2022 Heated Area: 2198 HX Base Yr 2022



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

1792 ARBOR DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		379,759
TOTAL MARKET OB/XF VALUE		3,082
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		742,841
SOH/AGL Deduction		121,025
ASSESSED VALUE		621,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		570,405
TOTAL JUST VALUE		742,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		818,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5654	NEW CONSTR	106,775	04/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2056/0210	6/30/2016	WD	Q	I	02	385,000
GRANTOR: LEIBMAN MARILYN						
GRANTEE: TOM G MORRISON REVO						
0822/0013	2/06/1998	WD	U	I	21	162,000
GRANTOR: GRAHAM FREDERIC H & D						
GRANTEE: LEIBMAN MARILYN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W6 BAS=[YR=1993] W16 N7 E2 N6 W2 N1 FOP=[YR=1993] N8 W5 FSP=[YR=1993] W19 S1 W5 S7 E24 N8$ S8 E5$ W29 N12 W34 S13 E17 S30 E4 S9 E23 N6 FOP=[YR=1993] E7 N7 W7 S7$ N7 E7 S4 E3 S2 E6 N2 E2 FGR=[YR=1993] S14 E23 N22 W22 S8 W1 $ E1 N8 E16 N9$ S9 E6 N9$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
4	1242	WD DECK A	0	100	0	0	456.00	SF	10.00	10.00	10	1990	1990	3	20	912	

LAND DESCRIPTION

TOTAL OB/XF 3,082

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