LOT 28
5115 PARKWAY PB 5/196

REGENCY VILLAGE PROPERTIES LLC
717 CONNELL ROAD
MOULTRIE, GA 31788

2026

00-00-30-5115-0028-0000

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		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

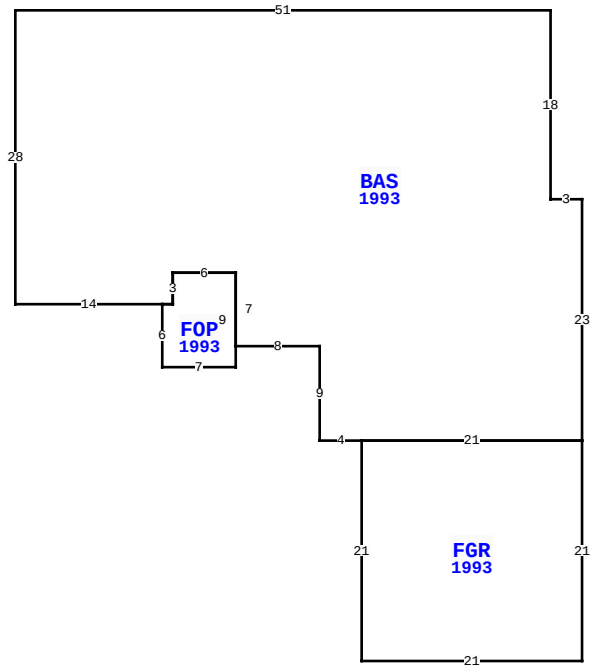
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3033.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,797	100	1993	1,797	280,472
FGR	441	55	1993	243	37,927
FOP	60	30	1993	18	2,810
TOTALS	2,298			2,058	321,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,058	112.6020	186.92	384,681	1992	1992	0	0	0	16.50	83.50

1 SFR CUST 0% - 0 Heated Area: 1797 HX Base Yr



1798 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	321,209
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	683,589
SOH/AGL Deduction	0
ASSESSED VALUE	683,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	683,589
TOTAL JUST VALUE	683,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	747,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8297	NEW CONSTR	76,644	08/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/0135	9/26/2019	WD	Q	I	02	425,000
GRANTOR: MIGHELL MARK ALAN & S						
GRANTEE: REGENCY VILLAGE PRO						
0664/1768	8/11/2992	WD	Q	V		31,500
GRANTOR: EMBRY DEV CORP						
GRANTEE: MIGHELL MARK &SASKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N18 W51 S28 E14 FOP=[YR=1993] S6 E7 N9 W6 S3 W1 $ E1 N3 E6 S7 E8 S9 E4 FGR=[YR=1993] S21 E21 N21 W21 $ E21 N23 $.

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	0	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	0		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