

BLOCK 1 LOT 6 (EX S-1)
IN OR 992/1004
AMELIA PARK PHASE 1 UNIT 1

RYAN ROBERT LEE & JANET K
1810 MCARTHUR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	10	ABOVE AVG 100	0500	01	1,879	124.9402	178.04	334,537	2002	2002	0	0	0	9.50	90.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2003													Heated Area: 1560														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	15	HARDTILE 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			05	Quality Level 05																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			01																							
NEIGHBORHOOD/LOC			1031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,560	100	1,560	251,357																										
FDG	400	60	240	38,671																										
FOP	112	30	34	5,478																										
FOP	150	30	45	7,251																										
TOTALS			2,222	1,879	302,756																									
EXTRA FEATURES			1810 MCARTHUR ST, FERNANDINA BEACH																											
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	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2002	2002	3	83	340															
2	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50	100	2002	2002	3	83	2,266															
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	61	183															
4	0476	VF 6 SBPL	0 100	0	0	14.00	LF	32.00	32.00	100	2002	2002	3	61	273															
5	0476	VF 6 SBPL	0 100	0	0	54.00	LF	16.00	16.00	100	2001	2001	3	58	501															
LAND DESCRIPTION																														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		PUD	0.00	0.00	55.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	165,000													
REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS																														