

FREITAG WILLIAM C & DELORES
1806 MCARTHUR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0001-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08ABOVE AVG 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100

Units0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	2,328	375,439
FGR	388	55	213	34,350
FOP	90	30	27	4,354
FOP	121	30	36	5,806
FSP	174	40	70	11,289
PTO	56	5	3	484

TOTALS3,1572,677431,723

EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0819	CONC 12"	0 100	2	5	10.00	SF	9.50	9.50	100	2001	2001	3	82	78	
3	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2001	2001	3	82	240	
4	0810	CONCRETE A	0 100	26	18	468.00	SF	6.50	6.50	100	2001	2001	3	82	2,494	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
6	0476	VF 6 SBPL	0 100	0	0	56.00	LF	32.00	32.00	100	2001	2001	3	58	1,039	
7	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 UTLS	UNIT TYPE	D T	DPHT 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	0003	PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,677125.7456179.19479,692200120010010.0090.00

1 SFR CUST - 100% - 2023Heated Area: 2328HX Base Yr 2023

The diagram illustrates the relationship between various areas used in market adjustments:

- Basement (BAS) 2001:** The total gross area.
- Footing (FOP) 2001:** Includes foundation walls and footings.
- Foundation (FOF) 2001:** Foundation slab area.
- Footprint (FTP) 2001:** Total area covered by the building's footprint.
- Gross Floor Area (GFA) 2001:** Sum of all floor levels.
- Net Floor Area (NFA) 2001:** Gross floor area minus common areas.
- Total Building Footprint (TBFT) 2001:** Sum of all individual room footprints.
- Land Area (LA) 2001:** The entire parcel area.

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE431,723

TOTAL MARKET OB/XF VALUE7,710

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE589,433

SOH/AGL Deduction73,661

ASSESSED VALUE515,772

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE465,772

TOTAL JUST VALUE589,433

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE552,937

PERMIT NUMDESCRIPTIONAMTISSUED

2003920NEW CONSTR149,00009/07/2000

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2559/16795/02/2022WD Q I 02739,000

GRANTOR: RICHARD ALBERT L & JA

GRANTEE: FREITAG WILLIAM C &

1794/03545/15/2012WD Q I 05330,000

GRANTOR: DAVID JOHN E & STUART

GRANTEE: RICHARD ALBERT L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W21 S8 FGR=[YR=2001] W19 S20 E20 R1 U1 N3 W2 N16 \$ S16 E2 S3 D1 L1 W20 S52 FOP=[YR=2001] S8 E17 N5 W5 N3 W12 \$ E12 S3 E5 S7 E17 N3 E6 N26 FSP=[YR=2001] N10 W16 FOP=[YR=2001] N15E2 PTO=[YR=2001] E14N4W14S4\$N4 L8 D8 S11 E6\$W6 D12 R12 U2 R2 E8\$W8 D2 L2 U12 L12 N11 U8 R8 E14N32\$.

REVIEW DATE03/20/2018BYDJX

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000

PRINTED 08/02/2023 BY SYS