BLOCK 1 LOT 8
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

WALKER JOHN A & JESSIE A L L/E/
1802 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

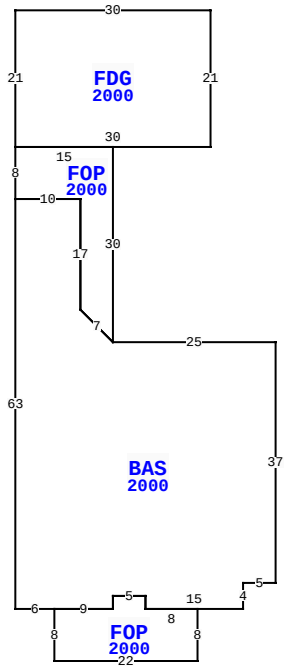
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,843	100	1,843	288,611
FDG	630	60	378	59,194
FOP	186	30	56	8,769
FOP	218	30	65	10,179
TOTALS	2,877		2,342	366,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,342	122.7842	174.97	409,780	2000	2000	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2022 Heated Area: 1843 HX Base Yr 2022



1802 MCARTHUR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		366,753
TOTAL MARKET OB/XF VALUE		32,023
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		548,776
SOH/AGL Deduction		19,466
ASSESSED VALUE		529,310
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		474,310
TOTAL JUST VALUE		548,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060258	XFOB	10,078	02/02/2006
20060209	ELEC OTHER	700	01/25/2006
20060204	SWIM POOL	28,900	01/24/2006
991722	NEW CONSTR	119,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1030	6/07/2022	WD	U	I	11	100
GRANTOR: WALKER JOHN ALLEN & J						
GRANTEE: WALKER JOHN ALLEN I						
2476/1291	6/29/2021	WD	U	I	11	100
GRANTOR: WALKER JOHN A & JESSI						
GRANTEE: WALKER JOHN A III &						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2000] W30 S21 FOP=[YR=2000] S8 BAS=[YR=2000] S63 E6
FOP=[YR=2000] S8 E22 N8 W8 N2 W5 S2 W9 $ E9 N2 E5 S2 E15 N4
E5 N37 W25 U5 L5 N17 W10 $ E10 S17 D5 R5 N30 W15$ E30 N21 $.

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	0810	CONCRETE A	0	100	9	27	243.00	SF	6.50	6.50	100	2000	2000	3	80	1,264	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2000	2000	3	80	343	
3	7080	SOUND SYS	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	0	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	74	444	
5	0478	VF 6 SLAT	0	100	0	0	59.00	LF	15.00	15.00	100	2007	2007	3	74	655	
6	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890	
7	0845	KOOL DECK	0	100	0	0	420.00	SF	7.25	7.25	100	2007	2007	3	89	2,710	
8	0911	SCRN RM A	0	100	30	34	1,020.00	SF	17.50	17.50	100	2007	2007	3	35	6,248	
9	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	2007	2007	3	89	469	

LAND DESCRIPTION

TOTAL OB/XF 32,023

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	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 03/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS