

BLOCK 1 LOT 10
EX S27' OF W2.75' OF LOT 10
IN OR 2183/1627

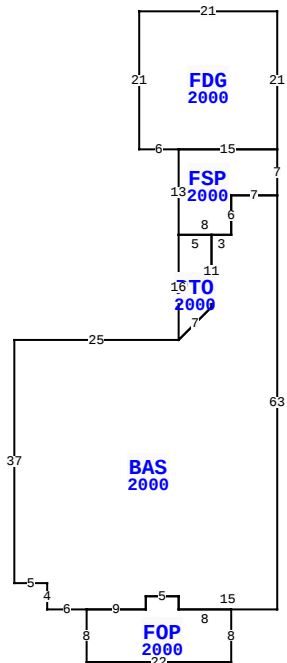
TAYLOR JOHN G & JEAN H L/E/
1712 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0100



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	2,210	121.3828	172.97	382,264	2000	2000	0	0	10.50	89.50	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2001													Heated Area: 1825									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	15	HARDTILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		2 100																							
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	1,825	100	1,825	282,525																					
FDG	441	60	265	41,024																					
FOP	186	30	56	8,669																					
FSP	153	40	61	9,443																					
PTO	68	5	3	465																					
TOTALS			2,673	2,210	342,126																				
EXTRA FEATURES			1712 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975										
2	0810	CONCRETE A	0 100	8	6	48.00	SF	6.50	6.50	100	2000	2000	3	80	250										
3	0810	CONCRETE A	0 100	0	0	66.00	SF	6.50	6.50	100	2000	2000	3	80	343										
4	0810	CONCRETE A	0 100	0	0	661.00	SF	6.50	6.50	100	2000	2000	3	80	3,437										
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165										
6	0476	VF 6 SBPL	0 100	0	0	71.00	LF	32.00	32.00	100	2000	2000	3	55	1,250										
LAND DESCRIPTION			TOTAL OB/XF 8,420																						
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	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																									



VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 2					Tax Dist:						
BUILDING MARKET VALUE					342,126						
TOTAL MARKET OB/XF VALUE					8,420						
TOTAL LAND VALUE - MARKET					150,000						
TOTAL MARKET VALUE					500,546						
SOH/AGL Deduction					264,708						
ASSESSED VALUE					235,838						
TOTAL EXEMPTION VALUE					50,000						
BASE TAXABLE VALUE					185,838						
TOTAL JUST VALUE					500,546						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					470,103						
PERMIT NUM											
DESCRIPTION											
AMT											
ISSUED											
20061791											
DEMOLITION											
0											
07/26/2006											
991432											
NEW CONSTR											
117,000											
10/22/1999											
SALES DATA											
OFF RECORD Number		DATE		TYPE INST		Q / V I		RSN CD		SALE PRICE	
2183/1627		3/14/2018		QC U		I		11		100	
GRANTOR: TAYLOR JOHN G & JEAN											
GRANTEE: TAYLOR JEAN H & JOH											
0890/1381		7/12/1999		WD Q		V				41,900	
GRANTOR: BRYLEN HOMES											
GRANTEE: TAYLOR JOHN G & JEA											
BUILDING NOTES											
BUILDING DIMENSIONS											
FDG=[YR=2000] W21 S21 E6 FSP=[YR=2000] S13 PTO=[YR=2000]											
S16 BAS=[YR=2000] W25 S37 E5 S4 E6 FOP=[YR=2000] S8 E22 N8											
W8 N2 W5 S2 W9 \$ E9 N2 E5 S2 E15 N63 W7 S6 W3 S11 D5 L5 \$ U5											
R5 N11 W5 \$ E8 N6 E7 N7 W15 \$ E15 N21 \$.											