

BLOCK 1 LOT 11
& S27' OF W2.75' OF LOT 10
AMELIA PARK PHASE 1 UNIT 1

SUWAY JENNIFER LEE ET AL/SILVERMAN BRUCE N
1708 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0110



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1031.00			

TOTALS	3,220	2,757	430,164
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TOTALS	3,220		2,757	430,164

EXTRA FEATURES									
L N	OBIXF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0810	CONCRETE A	0	100	21	5			
3	0810	CONCRETE A	0	100	0	0			
4	0861	POOL GUNIT	0	100	0	0			
5	0858	SCULP CONC	0	100	0	0			
6	0470	VNYL GATE	0	100	0	0			
7	0476	VF 6 SBPL	0	100	0	0			
8	0877	JACUZZI	0	100	0	0			
9	0871	POOL HTR R	0	100	0	0			

REVIEW DATE	05/11/2017	BY	DJ	Total Acres:	0.00	Total Land Value:	150,000	Market:	0	Agricultural:	0	Common:	150,000	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,757	123.0240	175.31	483,330	1999	1999	0	0	0 11.00	89.00
1 SFR CUST - 100% - 2020 Heated Area: 2358 HX Base Yr 2020											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
1708 MCARTHUR ST, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		430,164	
TOTAL MARKET OB/XF VALUE		25,216	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		605,380	
SOH/AGL Deduction		111,892	
ASSESSED VALUE		493,488	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		443,488	
TOTAL JUST VALUE		605,380	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		562,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110722	OTHER	800	05/11/2011
20110561	REPAIR/RRF	600	04/14/2011
2003602	REMODEL	3,640	07/31/2000
2002752	SWIM POOL	22,000	04/19/2000
984566	NEW CONSTR	103,240	11/23/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2631/489	4/11/2023	QC U	I	11	
GRANTOR: SUWAY JENNIFER LEE					
GRANTEE: SUWAY JENNIFER LEE					
2624/0792	3/01/2023	QC U	I	11	100
GRANTOR: SUWAY JASON PHILLIP					
GRANTEE: SUWAY JENNIFER LEE					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1999] W15 U2 L2 W5 FSP=[YR=2000] N6W11 FOP=[YR=1999] N22 FDG=[YR=1999] E9 N21 W20 S21 E11 \$ W6 S22 E6 \$ W6 S8 E15 U2 R2 \$ D2 L2 W15 S25 E5 S14 E12 FOP=[YR=1999] E22 N8 W22 S8\$ N8 E22 N31 \$ PTR= E15 FUS=[YR=1999] E8 S4 E5 N21E2 U2 R2 E5 R2 D2 E15 S31 W15 S3 W7 S5 W12 N14 W5 N8 \$ W15 \$.	