BLOCK 2 LOT 2
IN OR 1329/1625
AMELIA PARK PHASE 1 UNIT 1

BAITY LIVING TRUST/BAITY MICKEY W TRUSTEE
1707 MCARTHUR ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0002-0020**

## BUILDING CHARACTERISTICS

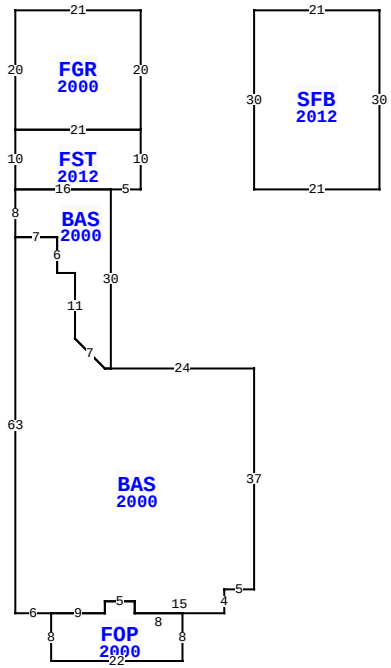
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 266 | 100 | 266 | 41,695 |
| BAS | 1,825 | 100 | 1,825 | 286,064 |
| FGR | 420 | 55 | 231 | 36,209 |
| FOP | 186 | 30 | 56 | 8,778 |
| FST | 210 | 55 | 116 | 18,183 |
| SFB | 630 | 80 | 504 | 79,001 |
| TOTALS | 3,537 | | 2,998 | 469,929 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,998 | 120.8746 | 172.25 | 516,406 | 2000 | 2003 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SFR CUST – 100% - 2008 Heated Area: 2595 HX Base Yr 2008




1707 MCARTHUR ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 469,929 |
| TOTAL MARKET OB/XF VALUE | | 36,446 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 656,375 |
| SOH/AGL Deduction | | 278,795 |
| ASSESSED VALUE | | 377,580 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 327,580 |
| TOTAL JUST VALUE | | 656,375 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 607,299 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122519 | SOLAR PANELS | 6,410 | 12/14/2012 |
| 20122298 | H/AC | 3,000 | 11/09/2012 |
| 20122193 | NEW BATH | 2,000 | 10/24/2012 |
| 20122123 | DEMOLISH & ADDITI | 75,000 | 10/12/2012 |
| 20120024 | H/AC | 3,000 | 01/09/2012 |
| 20101022 | SOLAR WATER HEATE | 5,200 | 06/21/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1329/1625 | 6/30/2005 | QC | U | I | 01 | 100 |
| GRANTOR: BAITY PAMELA S | | | | | | |
| GRANTEE: BAITY MICKEY W & PA | | | | | | |
| 1322/0071 | 6/03/2005 | QC | U | I | 06 | 100 |
| GRANTOR: DILS PATRICIA S & | | | | | | |
| GRANTEE: BAITY PAMELA S | | | | | | |

## BUILDING NOTES

## 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 | 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 | 0 | 0 | 835.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 4,342 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 13 | 3 | 39.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 203 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 300.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 52 | 13,260 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 537.00 | SF | 13.27 | 13.27 | 100 | 2007 | 2007 | 3 | 89 | 6,341 | |
| 6 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2007 | 2007 | 3 | 35 | 2,100 | |
| 7 | 0910 | SCRN RM L | 0 | 100 | 31 | 27 | 837.00 | SF | 18.30 | 18.30 | 100 | 2007 | 2007 | 3 | 35 | 5,361 | |
| 8 | 1125 | CB/STC 6" | 0 | 100 | 57 | 5 | 285.00 | SF | 7.35 | 7.35 | 100 | 2007 | 2007 | 3 | 89 | 1,864 | |

## BUILDING DIMENSIONS

BAS=[YR=2000] W24 BAS=[YR=2000] N30 FST=[YR=2012] E5N10 FGR=[YR=2000] N20W21 S20E21$ W21S10E16$ W16 S8 E7 S6 E3 S11 R5 D5 E1 $W1 U5 L5 N11 W3 N6 W7 S63 E6 FOP=[YR=2000] S8 E22 N8 W8 N2 W5 S2W9 $ E9 N2 E5 S2 E15 N4 E5 N37$ PTR= N30 SFB=[YR=2012] N30E21S30W21$ S30$ .

## LAND DESCRIPTION

TOTAL OB/XF 36,446

| 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 | 0003 | R-2 | 0.00 | 0.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 150,000 | | | | | | | |

REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS