

BLOCK 2 LOT 3
IN OR 2036/440
AMELIA PARK PHASE 1 UNIT 1

MOSES BRADFORD L & CAROL ANN
1711 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0002-0030



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 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
APT	440	100	440	68,757
FOP	64	30	19	2,969
HXB	654	100	654	102,198
HXB	1,456	100	1,456	227,525
HXG	420	55	231	36,098
HXP	72	30	22	3,438
HXP	210	30	63	9,845
HXU	60	55	33	5,157
TOTALS	3,376		2,918	455,987

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0819	CONC 12"	0	100	3	6	18.00	SF	9.50
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	781.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,918	122.5290	174.60	509,483	2000	2000	0	0	10.50	89.50
1 SFR CUST - 84.27% - 2017 Heated Area: 2550 HX Base Yr 2017											
1711 MCARTHUR ST, FERNANDINA BEACH											

1711 MCARTHUR ST, FERNANDINA BEACH				XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
18.00	SF	9.50	9.50	100	2000	2000	3	80	137	
33.00	SF	6.50	6.50	100	2000	2000	3	80	172	
781.00	SF	6.50	6.50	100	2000	2000	3	80	4,061	

TOTAL OB/XF									
7,345									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		455,987	
TOTAL MARKET OB/XF VALUE		7,345	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		613,332	
SOH/AGL Deduction		145,698	
ASSESSED VALUE		467,634	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		417,634	
TOTAL JUST VALUE		613,332	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		574,896	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990234	NEW CONSTR	163,314	04/16/1999
990235	NEW CONSTR	36,934	04/16/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2036/0440	3/22/2016	WD	Q	I	01
GRANTOR: KNIGHT LESLIE H &					SALE PRICE
GRANTEE: MOSES BRADFORD L &					435,000
1859/1652	6/04/2013	PR	U	I	19
GRANTOR: KNIGHT LESLIE H P/R					100
GRANTEE: KNIGHT LESLIE H & C					

BUILDING NOTES									
BUILDING DIMENSIONS									
HXG=[YR=2000] W21 S20 HXP=[YR=2000] S10 E5 S20 HXB=[YR=2000] D2 L2 S38 E12 HXP=[YR=2000] S8 E9 N8 W9 \$ E20 N10 E8 N28 W30 U2 L2 W6 \$ E6 N26 HXU=[YR=2000] E10N4W15S4E5\$ W5N4W6\$ E21N20\$ PTR= S68E35 HXB=[YR=2000] E32 S22 W13 N10 W5 S10 W14 N22 \$N68 W35 \$ PTR=E20 APT=[YR=2000] E21 S20FOP=[YR=2000] S4W16N4E16\$W16 S4W5N24\$W20\$.									