BLOCK 2 LOT 5
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

FELSBURG-DODD DEBRA &/DODD RUSSELL L
1719 MCARTHUR ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0002-0050**

## BUILDING CHARACTERISTICS

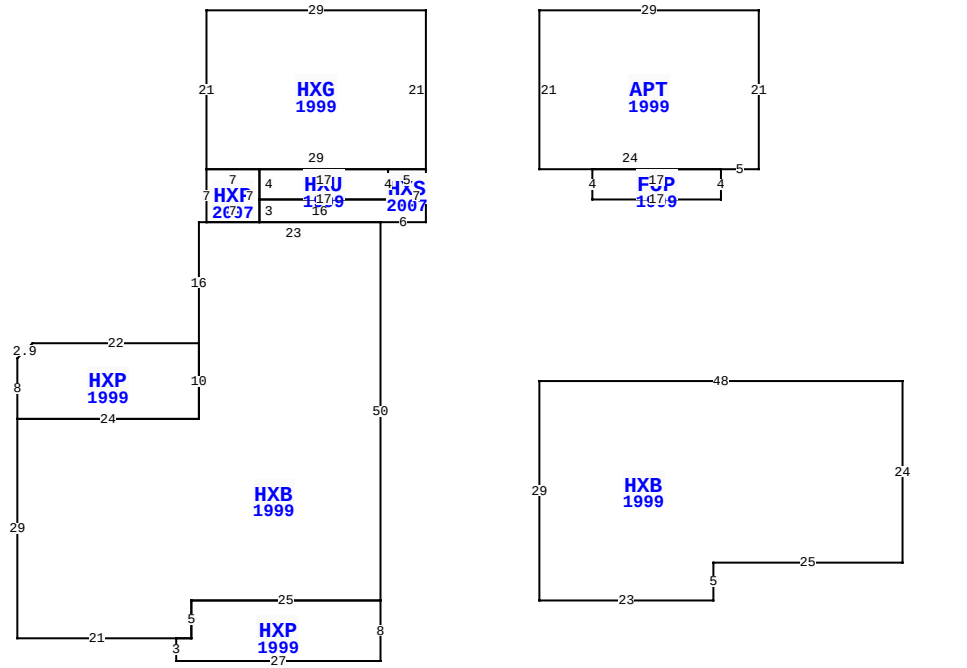
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 4.5 100 |
| 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 | 609 | 100 | 609 | 90,119 |
| FOP | 68 | 30 | 20 | 2,959 |
| HXB | 1,267 | 100 | 1,267 | 187,488 |
| HXB | 1,891 | 100 | 1,891 | 279,826 |
| HXG | 609 | 55 | 335 | 49,573 |
| HXP | 206 | 30 | 62 | 9,175 |
| HXP | 238 | 30 | 71 | 10,507 |
| HXP | 49 | 30 | 15 | 2,219 |
| HXS | 86 | 40 | 34 | 5,031 |
| HXU | 68 | 55 | 37 | 5,476 |
| TOTALS | 5,091 | | 4,341 | 642,372 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,341 | 115.3856 | 164.42 | 713,747 | 1999 | 2001 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SFR CUST - 85.51% - 2023 Heated Area: 3767 HX Base Yr 2023




1719 MCARTHUR ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 642,372 |
| TOTAL MARKET OB/XF VALUE | | 62,511 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 884,883 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 884,883 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 834,883 |
| TOTAL JUST VALUE | | 884,883 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 822,092 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120644 | HURRICANE SHUTTER | 22,003 | 04/13/2012 |
| 20112124 | REMODEL | 4,100 | 11/23/2011 |
| 20060150 | REMODEL | 1,000 | 01/20/2006 |
| 20053245 | DEMOLITION | 0 | 12/28/2005 |
| 20053166 | SWIM POOL | 55,000 | 12/12/2005 |
| 990718 | NEW CONSTR | 0 | 06/22/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2502/1713 | 9/30/2021 | WD | Q | I | 01 | 979,000 |
| GRANTOR: BRIDWELL MARK R & SUS | | | | | | |
| GRANTEE: FELSBURG-DODD DEBRA | | | | | | |
| 1688/1899 | 7/15/2010 | WD | Q | I | 02 | 500,000 |
| GRANTOR: TROEH CHRISTOPHER E & | | | | | | |
| GRANTEE: BRIDWELL MARK R & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXG=[YR=1999] W29 S21 HXP=[YR=2007] S7 HXB=[YR=1999] W1 S16
HXP=[YR=1999] W22 L2 D2 S8 E24 N10$ S10 W24 S29 E21
HXP=[YR=1999] S3 E27 N8 W25 S5 W2$ E2 N5 E25 N50
HXS=[YR=2007] E6 N7 W5 HXU=[YR=1999] W17 S4 E17 N4$ S4 W17 S3
E16$ W23$ E7 N7 W7$ E29 N21$ PTR= E15 APT=[YR=1999] E29 S21
W5 FOP=[YR=1999] S4 W17 N4 E17 $ W24 N21 $ W15 $ PTR= S49E15
HXB=[YR=1999] E48S24W25S5W23N29$ N49W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0810 | CONCRETE A | 0 | 100 | 38 | 3 | 114.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 585 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 22 | 3 | 66.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 89 | 587 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 42 | 26 | 1,092.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 5,607 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 29 | 17 | 493.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 52 | 21,791 | |
| 6 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 593.00 | SF | 13.27 | 13.27 | 100 | 2007 | 2007 | 3 | 89 | 7,002 | |
| 7 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2007 | 2007 | 3 | 35 | 2,100 | |
| 8 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2007 | 2007 | 3 | 35 | 350 | |
| 9 | 0881 | FOUNTAIN | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 35 | 2007 | 2007 | 3 | 35 | 350 | |
| 10 | 0910 | SCRN RM L | 0 | 100 | 43 | 25 | 1,075.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 35 | 5,644 | |
| 11 | 0855 | CONC PAVER | 0 | 100 | 13 | 4 | 52.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 89 | 463 | |

TOTAL OB/XF 44,479

## LAND DESCRIPTION

| 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 | PUD | 0.00 | 0.00 | 60.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 180,000 | | | | | | | |

REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS

BLOCK 2 LOT 5
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

**FELSBURG-DODD DEBRA &/DODD RUSSELL L**
1719 MCARTHUR ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0002-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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

## VALUATION SUMMARY

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|---|---|---|
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| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 834,883 |
| TOTAL JUST VALUE | | 884,883 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 822,092 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 990083 | NEW CONSTR | 200,000 | 03/22/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2502/1713 | 9/30/2021 | WD | Q | I | 01 | 979,000 |
| GRANTOR: BRIDWELL MARK R & SUS | | | | | | |
| GRANTEE: FELSBURG-DODD DEBRA | | | | | | |
| 1688/1899 | 7/15/2010 | WD | Q | I | 02 | 500,000 |
| GRANTOR: TROEH CHRISTOPHER E & | | | | | | |
| GRANTEE: BRIDWELL MARK R & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 0961 | H-SHUTTERS | 0 | 100 | 0 | 0 | 23.00 | UT | 800.00 | 800.00 | 100 | 2012 | 2012 | 3 | 98 | 18,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,032

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS