BLOCK 7 LOT 5
OAK LAWN PARK #6 PB 3/40

MCARTHUR & MAHONEY TRUST/MCARTHUR KAREN A TRUSTEE
404 S 16TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-150F-0007-0050

BUILDING CHARACTERISTICS

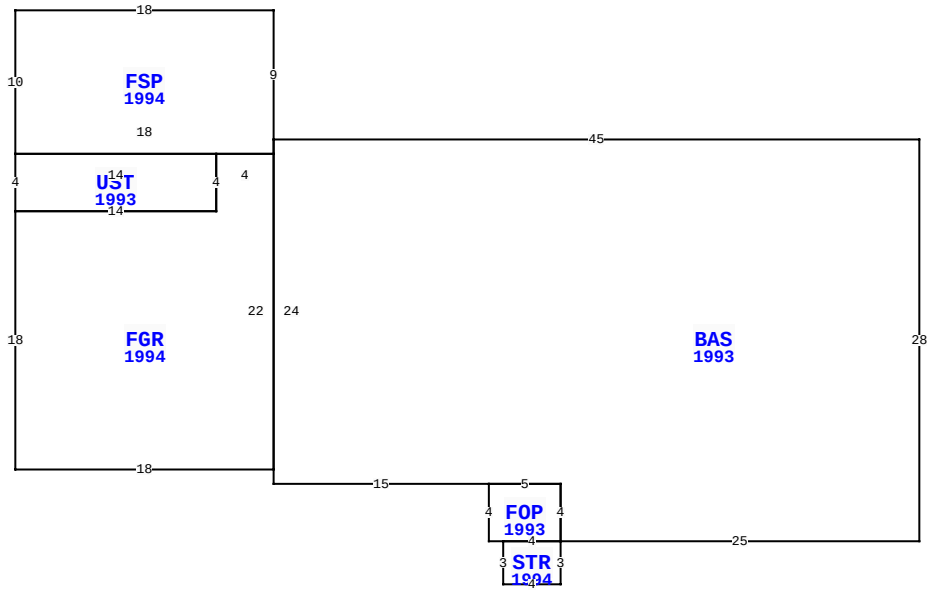
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	146,051
FGR	340	55	187	23,146
FOP	20	30	6	743
FSP	180	40	72	8,911
STR	12	10	1	124
UST	56	45	25	3,094
TOTALS	1,788		1,471	182,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,471	133.9668	159.09	234,021	1964	1990	0	0	0	22.20	77.80

1 SNGL FAM – 0% - 0 Heated Area: 1180 HX Base Yr



404 S 16TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,068
TOTAL MARKET OB/XF VALUE	848
TOTAL LAND VALUE - MARKET	172,000
TOTAL MARKET VALUE	354,916
SOH/AGL Deduction	26,288
ASSESSED VALUE	328,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,628
TOTAL JUST VALUE	354,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1646	3/31/2023	WD	U	I	11	100
GRANTOR: MCARTHUR KAREN ANN &						
GRANTEE: MCARTHUR & MAHONEY						
2504/1567	10/12/2021	WD	Q	I	01	435,000
GRANTOR: BROWN MICHAEL & NICOL						
GRANTEE: MCARTHUR KAREN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45FSP=[YR=1994] N9W18S10 UST=[YR=1993] S4 FGR=[YR=1994] S18E18N22W4 S4W14$ E14N4W14$ E18N1$ S24E15 FOP=[YR=1993] S4E1 STR=[YR=1994] S3E4N3W4$ E4N4W5$ E5S4 E25N28$.

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	0810	CONCRETE A	0	0	0	0	652.00	SF	6.50	6.50	100	1964	1964	3	20	848	

LAND DESCRIPTION

TOTAL OB/XF 848

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	0	0006	R-1	86.00	137.00	86.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	172,000							

REVIEW DATE 03/14/2017 BY DJX Total Acres: 0.00 Total Land Value: 172,000 Market: 0 Agricultural: 0 Common: 172,000 PRINTED 08/02/2023 BY SYS