

LOT 3  
IN OR 2198/772  
MCARTHUR ESTATES PBK 8/140

MCGOVERN HARRY J & MARGARET  
96525 MCARTHUR ESTATES DR  
FERNANDINA BEACH, FL 32034

2023

12-2N-28-1685-0003-0000



| BUILDING CHARACTERISTICS |                  |             | CONSTRUCTION |                      |         |
|--------------------------|------------------|-------------|--------------|----------------------|---------|
| Exterior Wall            | 10               | ABOVE AVG   | 100          |                      |         |
| Roof Structure           | 08               | IRREGULAR   | 100          |                      |         |
| Roof Cover               | 12               | MODULAR MT  | 100          |                      |         |
| Interior Wall            | 05               | DRYWALL     | 100          |                      |         |
| Interior Floor           | 11               | CLAY TILE   | 60           |                      |         |
| Interior Floor           | 14               | CARPET      | 40           |                      |         |
| Air Condition            | 03               | CENTRAL     | 100          |                      |         |
| Heating Type             | 04               | AIR DUCTED  | 100          |                      |         |
| Bedrooms                 |                  | 5           | 100          |                      |         |
| Bathrooms                |                  | 5           | 100          |                      |         |
| Frame                    | 02               | WOOD FRAME  | 100          |                      |         |
| Stories                  | 1.5              | 1.5         | 100          |                      |         |
| Units                    |                  | 0           | 100          |                      |         |
| Quality                  |                  |             | 05           | Quality Level 05     |         |
| DOR CODE                 |                  |             | 0100         | SINGLE FAMILY        |         |
| MAP NUM                  |                  |             |              | MKT AREA             | 03      |
| NEIGHBORHOOD/LOC         |                  |             | 3049.00      |                      |         |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |         |
| BAS                      | 2,710            | 100         | 2,710        | 549,939              |         |
| FGR                      | 1,212            | 55          | 667          | 135,354              |         |
| FOP                      | 40               | 30          | 12           | 2,435                |         |
| FOP                      | 242              | 30          | 73           | 14,813               |         |
| FUS                      | 1,033            | 100         | 1,033        | 209,627              |         |
| TOTALS                   |                  |             | 5,237        | 4,495                | 912,169 |

| MARKET ADJUSTMENTS       |     |           |             |                |                |                   |      |      |                 |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |
| 0500                     | 11  | 4,495     | 144.5734    | 206.02         | 926,060        | 2018              | 2018 | 0    | 0               | 1.50 | 98.50  |
| 1 SFR CUST - 100% - 2023 |     |           |             |                |                | Heated Area: 3743 |      |      | HX Base Yr 2023 |      |        |
|                          |     |           |             |                |                |                   |      |      |                 |      |        |
| BLD DATE                 |     |           | LGL DATE    |                |                | AG DATE           |      |      | INC DATE        |      |        |
| XF DATE                  |     |           | LAND DATE   |                |                |                   |      |      |                 |      |        |

| NASSAU COUNTY PROPERTY    |  |  |  | PAGE 1 of 1  |  |  |  |
|---------------------------|--|--|--|--------------|--|--|--|
| VALUATION SUMMARY         |  |  |  |              |  |  |  |
| VALUATION BY              |  |  |  | STANDARD     |  |  |  |
| Tax Group: 8              |  |  |  | Tax Dist:    |  |  |  |
| BUILDING MARKET VALUE     |  |  |  | 912,169      |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 56,141       |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  | 330,000      |  |  |  |
| TOTAL MARKET VALUE        |  |  |  | 1,298,310    |  |  |  |
| SOH/AGL Deduction         |  |  |  | 0            |  |  |  |
| ASSESSED VALUE            |  |  |  | 1,298,310    |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB 50,000 |  |  |  |
| BASE TAXABLE VALUE        |  |  |  | 1,248,310    |  |  |  |
| TOTAL JUST VALUE          |  |  |  | 1,298,310    |  |  |  |
| NCON VALUE                |  |  |  | 0            |  |  |  |
| INCOME VALUE              |  |  |  |              |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 1,041,646    |  |  |  |
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| EXTRA FEATURES     |            |             |     |     |   |   |          |    |          |                |           |
|--------------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1                  | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       |
| 2                  | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,562.00 | SF | 7.00     | 7.00           | 100       |
| 3                  | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 336.00   | SF | 85.00    | 85.00          | 100       |
| 4                  | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 646.00   | SF | 17.50    | 17.50          | 100       |
| 5                  | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 310.00   | SF | 10.00    | 10.00          | 100       |
| 6                  | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 186.00   | SF | 10.00    | 10.00          | 100       |
| 7                  | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       |
| TOTAL OB/XF 56,141 |            |             |     |     |   |   |          |    |          |                |           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 56,141  |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPHT 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 |     |          | 0.00  | 0.00  | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 330,000.00 | 330,000.00     | 330,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |