

WAGNER DANIEL E REV RESIDENCE
96549 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

12-2N-28-1685-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	12	MODULAR MT 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		4 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	2,934	100	2,934	603,892
FGR	462	55	254	52,279
FOP	223	30	67	13,791
FOP	264	30	79	16,260
FST	390	55	214	44,047
TOTALS	4,273		3,548	730,269

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,548	145.1664	206.86	733,939	2020	2020	0	0	0.50	99.50

1 SFR CUST - 100% - 2022
Heated Area: 2934
HX Base Yr 2022

FOP 2020

BAS 2020

FGR 2020

FST 2020

MARKET ADJUSTMENTS

BLD DATE	XF DATE	LGL DATE
1-1-2020	1-1-2020	1-1-2020

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2020	2020	3	99	1,980	
10.00	100	2020	2020	3	99	15,088	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					730,269				
TOTAL MARKET OB/XF VALUE					17,068				
TOTAL LAND VALUE - MARKET					330,000				
TOTAL MARKET VALUE					1,077,337				
SOH/AGL Deduction					168,532				
ASSESSED VALUE					988,805				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					858,805				
TOTAL JUST VALUE					1,077,337				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					882,335				

PERMIT NUM DESCRIPTION AMT ISSUED

B1912100 NEW CONSTR 300,000 11/21/2019

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2484/1930 8/04/2021 QC U I 11 100

GRANTOR: WAGNER DANIEL E 1999

GRANTEE: WAGNER DANIEL E REV

2443/0275 3/12/2021 WD Q I 02 997,400

GRANTOR: ME PALMS INVESTMENTS

GRANTEE: WAGNER DANIEL E 199

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] W22 S12 E22 N12\$ S12 W22 N12 W27 S5 W3 S13 E3 S22 FST=[YR=2020] S3 D6 L6 D4 R4 D2 L2 D6 R7 U2 R2 D5 R5 U8 R8 N2 FOP=[YR=2020] E24 N8 W4 U2 L3 N2 W7 S4 W10 S8\$ N8 W4 N6 W14\$ E14 S6 E14 N4 E7 S2 R3 D2 E4 S15 FGR=[YR=2020] S20 E6 S2 E11 N2 E5 N20 W22\$ E22 N61\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	330,000.00	330,000.00	330,000							

TOTAL OB/XF

17,068

REVIEW DATE 07/15/2020 BY DJ

Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 08/02/2023 BY SYS