

LAHENDRO BERNARD W & SANDRA
9655 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

12-2N-28-1685-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	11	SLATE 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		5.5 100		
Frame	02	WOOD FRAME 100		
Stories Units	2.	2. 100 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	2,939	100	2,939	595,255
FGR	690	55	380	76,964
FOP	181	30	54	10,937
FSP	266	40	106	21,469
FUS	154	100	154	31,190
FUS	1,126	100	1,126	228,056
TOTALS	5,356		4,759	963,872

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,996.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	156.00	SF	7.00	7.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,759	145.0304	206.67	983,543	2017	2017		0	0	2.00 98.00

1 SFR CUST - 100% - 2018

Heated Area: 4219

HX Base Yr 2018

BAS 2017

FGR 2017

FOP 2018

FSP 2017

FUS 2017

FUS 2017

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		963,872	
TOTAL MARKET OB/XF VALUE		16,572	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		1,310,444	
SOH/AGL Deduction		390,042	
ASSESSED VALUE		920,402	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		870,402	
TOTAL JUST VALUE		1,310,444	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,052,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705276	C0 ISSUED	0	12/20/2017
B1705276	NEW CONSTR	524,271	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2165/1361	12/20/2017	WD	Q	I	02	1,120,900

GRANTOR: D S WARE HOMES LLC

GRANTEE: LAHENDRO BERNARD WA

2117/1668 5/03/2017 SW Q V 01 255,000

GRANTOR: MCARTHUR NASSAU LLC

GRANTEE: D S WARE HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W39 FSP=[YR=2017] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 FOP=[YR=2018] S8 E20 N1 FGR=[YR=2017] E23 N30 W23 S30\$ N10 W7 S3 W13\$ E13 N3 E7 N20 E23 N2 E14 N47\$ PTR=E15 FUS=[YR=2017] U11 R11 FUS=[YR=2017] N9 E19 S12 E5 S19 W14 S13 W5 S14 W12 N11 W5 N18 E14 N3 E2 U3 R1 N4 W2 N4 W3 N6\$ S6 E3 S4 E2 S4 D3 L1 W9 U6 L6 \$ W15\$.

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							

REVIEW DATE 02/06/2018 BY DJ

Total Acres: 0.00

Total Land Value: 330,000

Market: 0

Agricultural: 0

Common: 330,000

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