

LOT 10
IN OR 2077/1098
MCARTHUR ESTATES PBK 8/140

MCCLURE PATRICK & JILL
96567 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-28-1685-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	13	STAND SEAM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
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	3,372	100	3,372	707,836
FGR	799	55	439	92,153
FOP	119	30	36	7,557
FOP	671	30	201	42,193
TOTALS	4,961		4,048	849,740

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,048	150.3181	214.20	867,082	2017	2017	0	0	0	2.00	98.00

1 SFR CUST - 100% - 2018

Heated Area: 3372

HX Base Yr 2018

The diagram shows a lot with several labeled areas and dimensions. The areas are: FOP 2017 (top right), BAS 2017 (middle left), FGR 2017 (bottom left), and FOP 2017 (bottom center). The dimensions are: 4.2, 8, 4.2, 14, 9, 4, 17, 42, 20, 11.3, 26, 9.10, 11, 18, 22, 13, 7, 19, 23, 10, 30.10, 23.3, 24.2, 70, 9, 9.10, 11, 18, 22, 13, 7, 19, 23, 10, 30.10, 23.3, 24.2.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	