

LOT 14
IN OR 2248/935
MCARTHUR ESTATES PBK 8/140

BARTA JOSEPH D & DIANE K
96516 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2023

12-2N-28-1685-0014-0000



BUILDING CHARACTERISTICS			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	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		4	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	100		
Units		0	100		
Quality			03	Quality Level 03	
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	2,756	100	2,756	565,084	
FGR	675	55	371	76,069	
FOP	160	30	48	9,842	
FOP	200	30	60	12,303	
FUS	527	100	527	108,055	
STR	78	10	8	1,640	
TOTALS	4,396		3,770	772,992	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,770	146.0754	208.16	784,763	2018	2018	0	0	0	1.50 98.50

1 SFR CUST - 100% - 2020

Heated Area: 3283

HX Base Yr 2020

Floor plan diagram showing three rooms: FOP 2018, STR 2018, and FUS 2018. The diagram includes dimensions for each room and their connections.

FOP 2018 (Left Room):

- Top wall: 4.2 (left), 9 (top), 4.2 (right)
- Right wall: 17 (top), 18 (top), 9 (right), 4.2 (right), 14 (bottom), 12 (left)
- Bottom wall: 68 (left), 53 (right)
- Internal wall: 13 (left), 21 (left), 8 (left), 11 (left), 7 (left), 10 (left), 10 (bottom), 18 (bottom), 12 (bottom)

STR 2018 (Right Room):

- Top wall: 5 (left), 5 (top), 14 (right)
- Right wall: 19 (right), 5 (right), 5 (bottom), 10 (bottom), 5 (left)
- Internal wall: 15 (top), 5 (left), 4 (left), 5 (left)

FUS 2018 (Bottom Room):

- Top wall: 31 (top), 23 (right)
- Right wall: 23 (right)
- Bottom wall: 12 (bottom)
- Internal wall: 13 (left), 21 (left), 8 (left), 11 (left), 7 (left), 10 (left), 10 (bottom), 18 (bottom), 12 (bottom)

BLD DATE

LGL DATE