LOT 46
FLORA PARKE UNIT 7A PBK 8/128

MCARTHUR JOHN R & CHERYL D
33733 IVY PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0046-0000

BUILDING CHARACTERISTICS

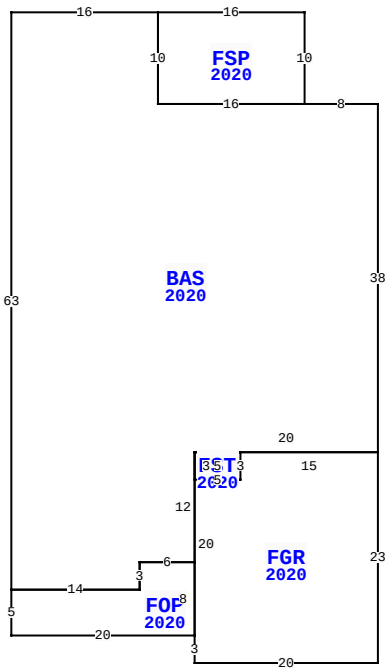
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	260,130
FGR	460	55	253	33,543
FOP	118	30	35	4,641
FSP	160	40	64	8,485
FST	15	55	8	1,061
TOTALS	2,715		2,322	307,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	112.2100	133.25	309,406	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 1962 HX Base Yr 2021



33733 IVY PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,859
TOTAL MARKET OB/XF VALUE		3,575
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		376,434
SOH/AGL Deduction		105,072
ASSESSED VALUE		271,362
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		216,362
TOTAL JUST VALUE		376,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909836	CO ISSUED	0	01/28/2020
B1909836	NEW CONSTR	270,290	09/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1563	7/22/2020	WD	Q	I	01	293,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCARTHUR JOHN R & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W8 FSP=[YR=2020] N10 W16 S10 E16$ W16 N10 W16 S63 FOP=[YR=2020] S5 E20 FGR=[YR=2020] S3 E20 N23 W15 FST=[YR=2020] S3 W5 N3 E5$ W5 S20$ N8 W6 S3 W14$ E14 N3 E6 N12 E20 N38$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2020	2020	3	99	3,459	

LAND DESCRIPTION

TOTAL OB/XF 3,575

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	65,000.00	65,000.00	65,000							

REVIEW DATE 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS