BLOCK 1 LOT 6 (EX S-1)
IN OR 992/1004
AMELIA PARK PHASE 1 UNIT 1

RYAN JANET K
1810 MCARTHUR STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

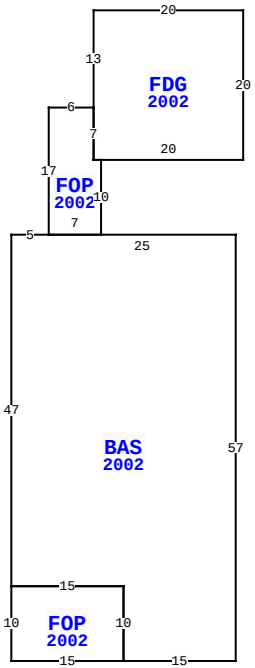
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	303,783
FDG	400	60	240	46,736
FOP	112	30	34	6,621
FOP	150	30	45	8,763
TOTALS	2,222		1,879	365,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,879	144.2491	216.37	406,559	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2003 Heated Area: 1560 HX Base Yr 2003



1810 MCARTHUR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,903
TOTAL MARKET OB/XF VALUE		3,484
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		589,387
SOH/AGL Deduction		361,100
ASSESSED VALUE		228,287
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		173,287
TOTAL JUST VALUE		589,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061217	DEMOLITION	0	05/31/2006
011853	NEW CONSTR	130,440	08/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/1004	6/18/2001	WD	U	V	06	34,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: RYAN ROBERT LEE & J						
0912/1643	12/27/1999	WD	U	I	19	143,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2002] W20 S13 FOP=[YR=2002] W6 S17 BAS=[YR=2002] W5 S47 FOP=[YR=2002] S10 E15 N10 W15 $ E15 S10 E15 N57 W25 $ E7 N10 W1 N7 $ S7 E20 N20 $.

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	21	3	63.00	SF	6.50	6.50	100	2002	2002	3	82	336	
2	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2002	2002	3	82	2,239	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174	
4	0476	VF 6 SBPL	0	100	0	0	14.00	LF	32.00	32.00	100	2002	2002	3	58	260	
5	0476	VF 6 SBPL	0	100	0	0	54.00	LF	16.00	16.00	100	2001	2001	3	55	475	

LAND DESCRIPTION

TOTAL OB/XF 3,484

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		R-2	0.00	0.00	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS