

BLOCK 1 LOT 7 &  
PT OF LOT 6 IN OR 2559/1679  
AMELIA PARK PHASE 1 UNIT 1

FREITAG WILLIAM C & DELORES  
1806 MCARTHUR ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0070

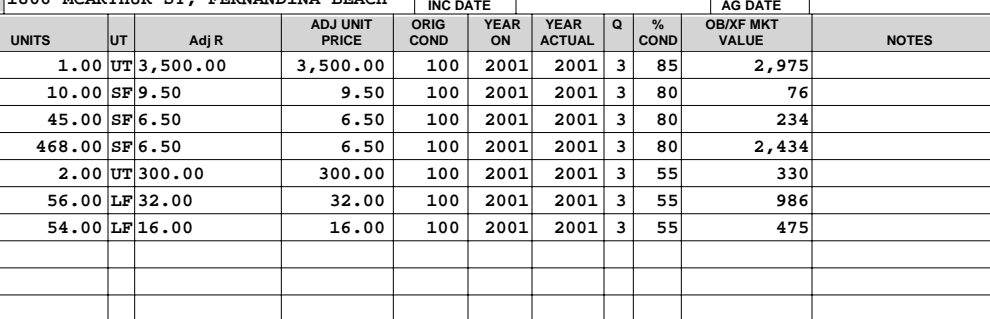
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	2,677	138.8669	208.30	557,619	2001	2001	0	0	10.50	89.50		
1 SFR CUST - 100% - 2023 Heated Area: 2328 HX Base Yr 2023													

1806 MCARTHUR ST, FERNANDINA BEACH

L	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0819	CONC 12"	0 100	2	5	10.00	SF	9.50	9.50	100	2001	2001	3	80	76	
3	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2001	2001	3	80	234	
4	0810	CONCRETE A	0 100	26	18	468.00	SF	6.50	6.50	100	2001	2001	3	80	2,434	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	55	330	
6	0476	VF 6 SBPL	0 100	0	0	56.00	LF	32.00	32.00	100	2001	2001	3	55	986	
7	0476	VF 6 SBPL	0 100	0	0	54.00	LF	16.00	16.00	100	2001	2001	3	55	475	

BUILDING CHARACTERISTICS				
QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	TOTALS
03	0100		1031.00	3,157
SINGLE FAMILY				
MKT AREA 01				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	2,328	434,005
FGR	388	55	213	39,709
FOP	90	30	27	5,033
FOP	121	30	36	6,712
FSP	174	40	70	13,050
PTO	56	5	3	559
TOTALS 3,157 2,677 499,069				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		499,069	
TOTAL MARKET OB/XF VALUE		7,510	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		706,579	
SOH/AGL Deduction		175,334	
ASSESSED VALUE		531,245	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		481,245	
TOTAL JUST VALUE		706,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		589,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003920	NEW CONSTR	149,000	09/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1679	5/02/2022	WD Q	Q	I	02	739,000
GRANTOR: RICHARD ALBERT L & JA						
GRANTEE: FREITAG WILLIAM C &						
1794/0354	5/15/2012	WD Q	Q	I	05	330,000
GRANTOR: DAVIS JOHN E & STUART						
GRANTEE: RICHARD ALBERT L &						

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

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2001] W21 S8 FGR=[YR=2001] W19 S20 E20 R1 U1 N3 W2 N16 \$ S16 E2 S3 D1 L1 W20 S52 FOP=[YR=2001] S8 E17 N5 W5 N3 W12 \$ E12 S3 E5 S7 E17 N3 E6 N26 FSP=[YR=2001] N10 W16 POP=[YR=2001] N15E2 PTO=[YR=2001] E14N4W14S4\$N4 L8 D8 S11 E6\$W6 D12 R12 U2 R2 E8\$W8 D2 L2 U12 L12 N11 U8 R8 E14N32\$.</p>	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							