BLOCK 1 LOT 9
IN OR 1997/193
AMELIA PARK PHASE 1 UNIT 1

NEAL SANDRA K REVOCABLE TRUST/NEAL SANDRA K TRUSTE
1716 MCARTHUR STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

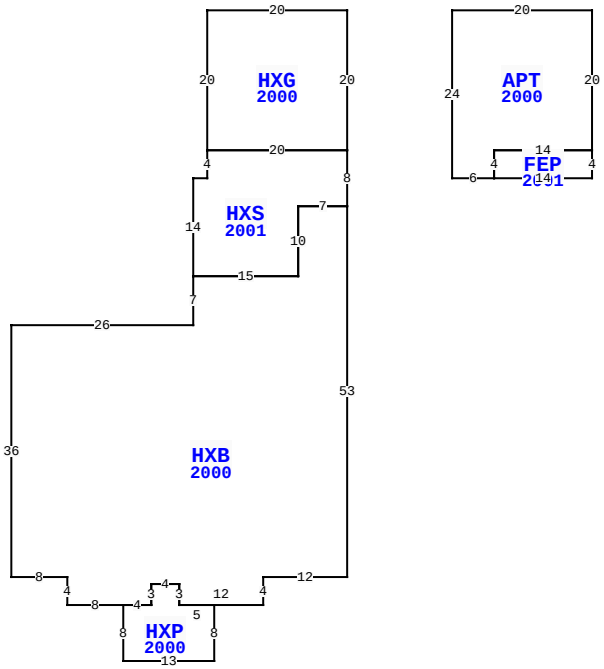
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
APT	424	100	424	77,642
FEP	56	80	45	8,241
HXB	2,052	100	2,052	375,757
HXG	400	55	220	40,286
HXP	116	30	35	6,409
HXS	318	40	127	23,256
TOTALS	3,366		2,903	531,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,903	137.1676	205.75	597,292	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 83.84% - 2001 Heated Area: 2476 HX Base Yr 2001



1716 MCARTHUR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		531,590
TOTAL MARKET OB/XF VALUE		6,434
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		738,024
SOH/AGL Deduction		390,191
ASSESSED VALUE		347,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		297,833
TOTAL JUST VALUE		738,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100043	H/AC	3,000	01/12/2010
991800	NEW CONSTR	27,500	12/13/1999
991067	NEW CONSTR	130,851	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1997/0193	8/04/2015	QC	U	I	11	100
GRANTOR: NEAL SANDRA K						
GRANTEE: NEAL SANDRA K REVOC						
0886/1974	6/14/1999	WD	Q	V		41,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: NEAL JERRY D & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=2000] W20 S20 HXS=[YR=2001] S4 W2 S14HXB=[YR=2000] S7 W26 S36 E8 S4 E8 HXP=[YR=2000] S8 E13 N8 W5 N3 W4 S3 W4 $ E4 N3 E4 S3 E12 N4 E12 N53 W7 S10 W15 $ E15 N10 E7 N8 W20 $ E20 N20 $ PTR= E15 APT=[YR=2000] E20 S20 FEP=[YR=2001] S4 W14 N4 E14 $ W14 S4 W6 N24 $ W15 $.

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	0	0	218.00	SF	6.50	6.50	100	2000	2000	3	79	1,119	
2	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	2000	2000	3	79	370	
3	7080	SOUND SYS	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	0	
4	0810	CONCRETE A	0	100	0	0	963.00	SF	6.50	6.50	100	2000	2000	3	79	4,945	

LAND DESCRIPTION

TOTAL OB/XF 6,434

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	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS