

BLOCK 1 LOT 10
EX S27' OF W2.75' OF LOT 10
IN OR 2183/1627

TAYLOR JOHN G & JEAN H L/E/
1712 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0100



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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
BAS	1,825	100
FDG	441	60
FOP	186	30
FSP	153	40
PTO	68	5
TOTALS	2,673	2,210

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,210	140.1420	210.21	464,564	2000	2000	0	0	11.00	89.00
1 SFR CUST - 100% - 2001											
Heated Area: 1825											
HX Base Yr 2001											
1712 MCARTHUR ST, FERNANDINA BEACH											
TOTALS 2,673 2,210 413,462											

EXTRA FEATURES							1712 MCARTHUR ST, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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	2000	2000	3	84	2,940			
2	0810	CONCRETE A	0 100	8	6	48.00	SF	6.50	6.50	100	2000	2000	3	79	246			
3	0810	CONCRETE A	0 100	0	0	66.00	SF	6.50	6.50	100	2000	2000	3	79	339			
4	0810	CONCRETE A	0 100	0	0	661.00	SF	6.50	6.50	100	2000	2000	3	79	3,394			
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156			
6	0476	VF 6 SBPL	0 100	0	0	71.00	LF	32.00	32.00	100	2000	2000	3	52	1,181			
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