

BLOCK 1 LOT 11
& S27' OF W2.75' OF LOT 10
AMELIA PARK PHASE 1 UNIT 1

SUWAY JENNIFER LEE ET AL/SILVERMAN BRUCE N
1708 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0001-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,289	100	1,289	243,051
FDG	420	60	252	47,517
FOP	132	30	40	7,542
FOP	176	30	53	9,993
FSP	134	40	54	10,182
FUS	1,069	100	1,069	201,568

TOTALS	3,220		2,757	519,854
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	21	5	105.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	581.00	SF	6.50
4	0861	POOL GUNIT	0	0	0	0	346.00	SF	85.00
5	0858	SCULP CONC	0	0	0	0	632.00	SF	13.00
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00
7	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
9	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	50.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,757	142.0368	213.06	587,406	1999	1999	0	0	11.50	88.50
1 SFR CUST - 0% - 2024											
Heated Area: 2358											
HX Base Yr											

1708 MCARTHUR ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	21	5	105.00	SF	6.50	6.50	100	1999	1999	3	77	526	
3	0810	CONCRETE A	0	0	0	0	581.00	SF	6.50	6.50	100	1999	1999	3	77	2,908	
4	0861	POOL GUNIT	0	0	0	0	346.00	SF	85.00	85.00	100	2000	2000	3	25	7,353	
5	0858	SCULP CONC	0	0	0	0	632.00	SF	13.00	13.00	100	2000	2000	3	94	7,723	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	
7	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100	2000	2000	3	52	1,664	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
9	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2000	2000	3	20	800	

TOTAL OB/XF										24,391									
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
1	000100	C	SFR	0		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000		

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				519,854	
TOTAL MARKET OB/XF VALUE				24,391	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				744,245	
SOH/AGL Deduction				0	
ASSESSED VALUE				744,245	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				744,245	
TOTAL JUST VALUE				744,245	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				605,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110722	OTHER	800	05/11/2011
20110561	REPAIR/RRF	600	04/14/2011
2003602	REMODEL	3,640	07/31/2000
2002752	SWIM POOL	22,000	04/19/2000
984566	NEW CONSTR	103,240	11/23/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/489	4/11/2023	QC U	I	I	11	434,200
GRANTOR: SUWAY JENNIFER LEE						
GRANTEE: SUWAY JENNIFER LEE						
2624/0792	3/01/2023	QC U	I	I	11	100
GRANTOR: SUWAY JASON PHILLIP						
GRANTEE: SUWAY JENNIFER LEE						

BUILDING NOTES									
BAS=[YR=1999] W15 U2 L2 W5 FSP=[YR=2000] N6W11									
FOP=[YR=1999] N22 FDG=[YR=1999] E9 N21 W20 S21 E11 \$ W6 S22									
E6 \$ W6 S8 E15 U2 R2 \$ D2 L2 W15 S25 E5 S14 E12									
FOP=[YR=1999] E22 N8 W22 S8 \$ N8 E22 N31 \$ PTR= E15									
FUS=[YR=1999] E8 S4 E5 N21E2 U2 R2 E5 R2 D2 E15 S31 W15 S3									
W7 S5 W12 N14 W5 N8 \$ W15 \$.									

BUILDING DIMENSIONS									
BAS=[YR=1999] W15 U2 L2 W5 FSP=[YR=2000] N6W11									
FOP=[YR=1999] N22 FDG=[YR=1999] E9 N21 W20 S21 E11 \$ W6 S22									
E6 \$ W6 S8 E15 U2 R2 \$ D2 L2 W15 S25 E5 S14 E12									
FOP=[YR=1999] E22 N8 W22 S8 \$ N8 E22 N31 \$ PTR= E15									
FUS=[YR=1999] E8 S4 E5 N21E2 U2 R2 E5 R2 D2 E15 S31 W15 S3									
W7 S5 W12 N14 W5 N8 \$ W15 \$.									

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