LOT 4
MCARTHUR ESTATES PBK 8/140

TABLER BRYAN G & KAREN S
96531 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2024

12-2N-28-1685-0004-0000

BUILDING CHARACTERISTICS

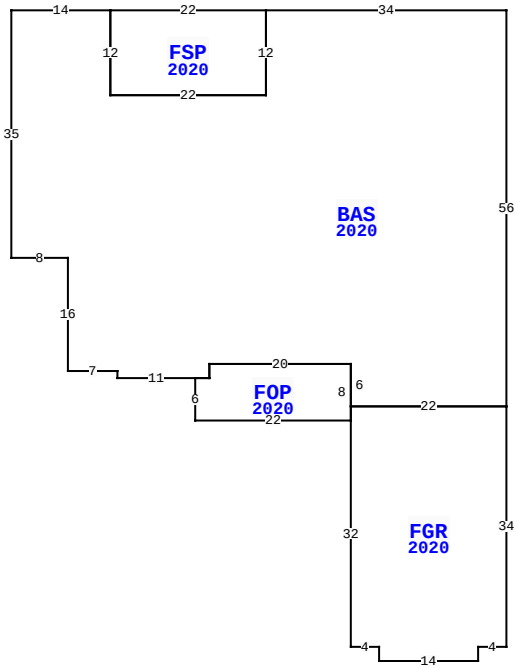
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,281	100	3,281	691,860
FGR	776	55	427	90,041
FOP	172	30	52	10,965
FSP	264	40	106	22,352
TOTALS	4,493		3,866	815,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,866	142.7184	214.08	827,633	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 3281 HX Base Yr 2021



96531 MCARTHUR ESTATES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		815,219
TOTAL MARKET OB/XF VALUE		17,850
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		1,163,069
SOH/AGL Deduction		332,482
ASSESSED VALUE		830,587
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		780,587
TOTAL JUST VALUE		1,163,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,126,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910578	NEW CONSTR	447,492	10/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0647	8/16/2019	SW	Q	V	02	290,000
GRANTOR: ME PALMS INVESTMENTS						
GRANTEE: TABLER BRYAN G & KA						
2113/1899	4/17/2017	SW	U	V	11	100
GRANTOR: MCARTHUR NASSAU LLC						
GRANTEE: ME PALMS INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W34 FSP=[YR=2020] W22 S12 E22 N12$ S12 W22 N12 W14 S35 E8 S16 E7 S1 E11 FOP=[YR=2020] S6 E22 FGR=[YR=2020] S32 E4 S2 E14 N2 E4 N34 W22 S2$ N8 W20 S2 W2$ E2 N2 E20 S6 E22 N56$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,603.00	SF	10.00	10.00	100	2020	2020	3	99	15,870	

LAND DESCRIPTION

TOTAL OB/XF 17,850

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	330,000.00	330,000.00	330,000							

REVIEW DATE 07/15/2020 BY DJ Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 08/06/2024 BY SYS