LOT 8
IN OR 2165/1361
MCARTHUR ESTATES PBK 8/140

LAHENDRO BERNARD W & SANDRA
96555 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2024

12-2N-28-1685-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

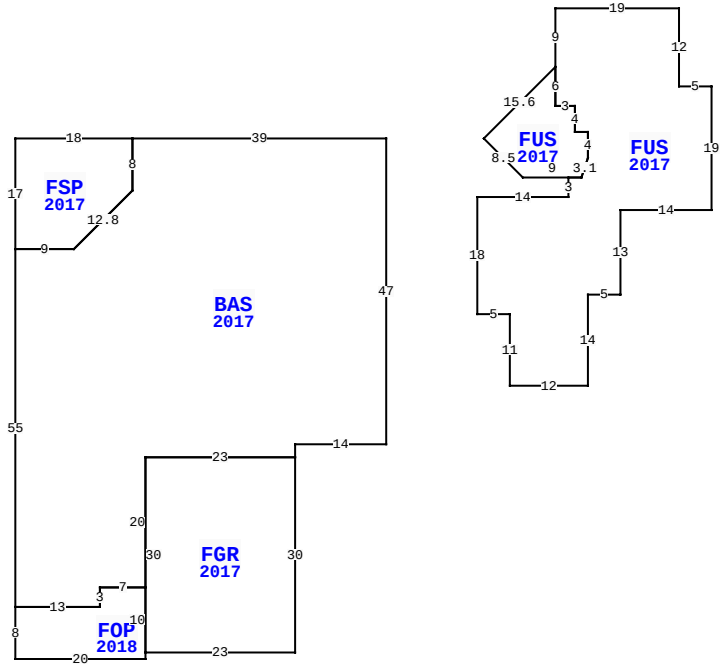
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,939	100	2,939	623,395
FGR	690	55	380	80,602
FOP	181	30	54	11,454
FSP	266	40	106	22,484
FUS	154	100	154	32,665
FUS	1,126	100	1,126	238,837
TOTALS	5,356		4,759	1,009,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,759	145.0304	217.55	1,035,320	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 4219 HX Base Yr 2018



96555 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		1,009,437
TOTAL MARKET OB/XF VALUE		16,572
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		1,356,009
SOH/AGL Deduction		407,995
ASSESSED VALUE		948,014
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		898,014
TOTAL JUST VALUE		1,356,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,310,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705276	CO ISSUED	0	12/20/2017
B1705276	NEW CONSTR	524,271	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1361	12/20/2017	WD	Q	I	02	1,120,900
GRANTOR: D S WARE HOMES LLC						
GRANTEE: LAHENDRO BERNARD WA						
2117/1668	5/03/2017	SW	Q	V	01	255,000
GRANTOR: MCARTHUR NASSAU LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

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	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,996.00	SF	7.00	7.00	100	2017	2017	3	97	13,553	
3	0855	CONC PAVER	0	100	0	0	156.00	SF	7.00	7.00	100	2017	2017	3	97	1,059	

BUILDING DIMENSIONS

BAS=[YR=2017] W39 FSP=[YR=2017] W18 S17 E9 U9 R9 N8$ S8 D9 L9 W9 S55 FOP=[YR=2018] S8 E20 N1 FGR=[YR=2017] E23 N30 W23 S30$ N10 W7 S3 W13$ E13 N3 E7 N20 E23 N2 E14 N47$ PTR=E15 FUS=[YR=2017] U11 R11 FUS=[YR=2017] N9 E19 S12 E5 S19 W14 S13 W5 S14 W12 N11 W5 N18 E14 N3 E2 U3 R1 N4 W2 N4 W3 N6$ S6 E3 S4 E2 S4 D3 L1 W9 U6 L6 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 16,572

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 04/10/2024 BY DJA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 08/06/2024 BY SYS