

THS FAMILY TRUST/SMITH TERRY TRUSTEE
96561 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

12-2N-28-1685-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08WD FR STUC 100
IRREGULAR 100

Roof Cover11SLATE 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame023 100
2.5 100
WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3049.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS3,6311003,631752,420

FGR96355530109,827

FOP223071,450

FOP8230255,181

FOP228306814,091

TOTALS4,9264,261882,969

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500114,261142.4192213.63910,27720172017003.0097.00

1 SFR CUST - 100% - 2018Heated Area: 3631HX Base Yr 2018

BLD DATE

XF DATE

REF DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE882,969

TOTAL MARKET OB/XF VALUE29,880

TOTAL LAND VALUE - MARKET330,000

TOTAL MARKET VALUE1,242,849

SOH/AGL Deduction433,025

ASSESSED VALUE809,824

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE759,824

TOTAL JUST VALUE1,242,849

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,203,383

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2689/741/15/2024WDU I 11100

GRANTOR:SMITH TERRY

GRANTEE:THS FAMILY TRUST

2617/14471/31/2023QC U I 11100

GRANTOR:SMITH JAMES R

GRANTEE:SMITH TERRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U14 L13 L14 D14 W8 FOP=[YR=2017] W19 S12 E19 N12\$ S12 W19 N19 W19 S41 W3 S21 E3 S12 E14 FOP=[YR=2017] S5 E10 N6 W2 N4 W6 S5 W2\$ E2 N5 E6 S4 E12 FGR=[YR=2017] E1 S19 E4 S2 E10 N2 E11 N15 W2 N23 W28 S5 E4 S14\$ N14 W4 N5 E29 N22 FOP=[YR=2017] N11 W2 S11 E2\$ W2 N11 E3 U14 R13 \$.

EXTRA FEATURES

96561 MCARTHUR ESTATES DR, FERNANDINA FL 32105

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100002.00UT2,000.002,000.00100201720173983,920

20855CONC PAVER0100001,662.00SF7.007.001002017201739711,285

30855CONC PAVER010000356.00SF7.007.00100201720173972,417

40855CONC PAVER010000792.00SF7.007.00100201720173975,378

50911SCRN RM A010000504.00SF17.5017.50100201720173786,880

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.00330,000.00330,000.00330,000

REVIEW DATE03/21/2022BYKWA

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