LOT 10
IN OR 2077/1098
MCARTHUR ESTATES PBK 8/140

MCCLURE PATRICK & JILL
96567 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2024

12-2N-28-1685-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

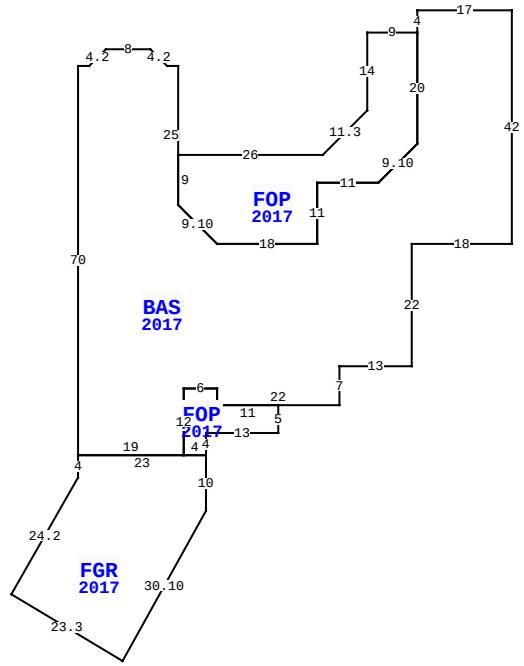
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	3,372	100	3,372	741,311
FGR	799	55	439	96,511
FOP	119	30	36	7,914
FOP	671	30	201	44,188
TOTALS	4,961		4,048	889,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,048	150.3181	225.48	912,743	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 3372 HX Base Yr 2018



96567 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		889,924
TOTAL MARKET OB/XF VALUE		71,764
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		1,291,688
SOH/AGL Deduction		386,646
ASSESSED VALUE		905,042
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		855,042
TOTAL JUST VALUE		1,291,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,252,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704437	SWIM POOL	53,975	05/18/2017
1700566	NEW CONSTR	433,322	01/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/1098	10/04/2016	SW	Q	V	01	250,000

GRANTOR: MCARTHUR NASSAU LLC
GRANTEE: MCCLURE PATRICK & J

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	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00	85.00	100	2017	2017	3	84	28,846	
3	0855	CONC PAVER	0	100	0	0	1,900.00	SF	10.00	10.00	100	2017	2017	3	97	18,430	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	
5	0855	CONC PAVER	0	100	0	0	932.00	SF	10.00	10.00	100	2017	2017	3	97	9,040	
6	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2018	2018	3	94	9,024	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

BUILDING DIMENSIONS

BAS=[YR=2017] W17 S4 FOP=[YR=2017] W9 S14 D8 L8 W26 S9 R7 D7 E18 N11 E11 U7 R7 N20$ S20 L7 D7 W11 S11 W18 U7 L7 N25 W2 U3 L3 W8 D3 L3 W2 S70 FGR=[YR=2017] S4 L12 D21 D12 R20 U27 R15 N10 FOP=[YR=2017] N4 E13 N5 W11 N3 W6 S12 E4$ W23$ E19 N12 E6 S3 E22 N7 E13 N22 E18 N42$.

LAND DESCRIPTION

TOTAL OB/XF 71,764

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 03/21/2022 BY KWA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 08/06/2024 BY SYS