

LOT 11
IN OR 2134/1128
MCARTHUR ESTATES PBK 8/140

CURLEY SCOTT M/IACOVELLI JANET M
96573 MCARTHUR ESTATES DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-28-1685-0011-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	13	STAND SEAM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	3,263	100	3,263	709,680
FGR	766	55	421	91,564
FOP	147	30	44	9,570
FOP	377	30	113	24,577
TOTALS	4,553		3,841	835,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,841	148.7160	223.07	856,812	2017	2017	0	0	2.50	97.50

1 SFR CUST - 100% - 2018