LOT 46
FLORA PARKE UNIT 7A PBK 8/128

MCARTHUR JOHN R & CHERYL D
33733 IVY PARKE PL
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-0555-0046-0000**

## BUILDING CHARACTERISTICS

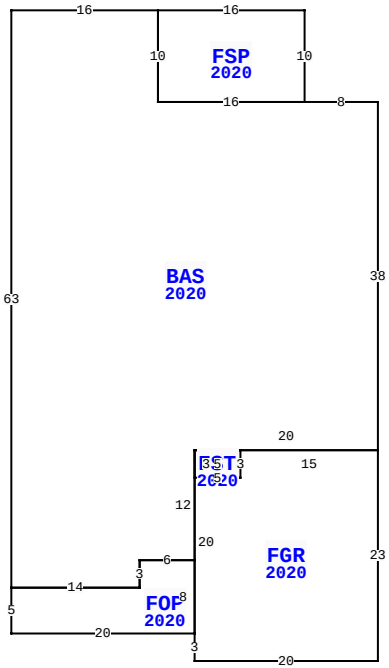
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,962 | 100 | 1,962 | 272,438 |
| FGR | 460 | 55 | 253 | 35,131 |
| FOP | 118 | 30 | 35 | 4,860 |
| FSP | 160 | 40 | 64 | 8,887 |
| FST | 15 | 55 | 8 | 1,111 |
| TOTALS | 2,715 | | 2,322 | 322,427 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,322 | 112.2100 | 140.26 | 325,684 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 1962 HX Base Yr 2021




33733 IVY PARKE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 322,427 |
| TOTAL MARKET OB/XF VALUE | | 3,575 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 401,002 |
| SOH/AGL Deduction | | 121,499 |
| ASSESSED VALUE | | 279,503 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 224,503 |
| TOTAL JUST VALUE | | 401,002 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,434 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1909836 | CO ISSUED | 0 | 01/28/2020 |
| B1909836 | NEW CONSTR | 270,290 | 09/18/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2378/1563 | 7/22/2020 | WD | Q | I | 01 | 293,900 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCARTHUR JOHN R & C

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W8 FSP=[YR=2020] N10 W16 S10 E16$ W16 N10 W16 S63 FOP=[YR=2020] S5 E20 FGR=[YR=2020] S3 E20 N23 W15 FST=[YR=2020] S3 W5 N3 E5$ W5 S20$ N8 W6 S3 W14$ E14 N3 E6 N12 E20 N38$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 116 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 672.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 3,459 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,575

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 02/09/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS