

DANIEL MACARTHUR H
2118 OAK BLUFF COURT
FERNANDINA BEACH, FL 32034

42-2N-27-0000-0002-0310

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																						VALUATION BY STANDARD									
																						Tax Group: 4 Tax Dist:									
																						BUILDING MARKET VALUE 0									
																						TOTAL MARKET OB/XF VALUE 48,000									
																						TOTAL LAND VALUE - MARKET 266,350									
																						TOTAL MARKET VALUE 314,350									
																						SOH/AGL Deduction 56,741									
																						ASSESSED VALUE 257,609									
																						TOTAL EXEMPTION VALUE 0									
																						BASE TAXABLE VALUE 257,609									
																						TOTAL JUST VALUE 314,350									
																						NCON VALUE 0									
																						INCOME VALUE									
																						PREVIOUS YEAR MKT VALUE 314,350									
DOR CODE		0001VAC W/XFOB																													
MAP NUM																	MKT AREA		04												
NEIGHBORHOOD/LOC		4051.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES		850646 US HWY 17, YULEE																													
L N	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	0937	WELL	0	0	0	4.00	UT	6,000.00	6,000.00	100	0	0	3	100	24,000																
2	0936	SEPTC TANK	0	0	0	4.00	UT	6,000.00	6,000.00	100	0	0	3	100	24,000																
LAND DESCRIPTION										TOTAL OB/XF 48,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	80,000.00	80,000.00	265,600														
2	009630	C	SWAMP	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	500.00	500.00	750														
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