BLOCK 1 LOT 9
IN OR 1997/193
AMELIA PARK PHASE 1 UNIT 1

NEAL SANDRA K REVOCABLE TRUST/NEAL SANDRA K TRUSTE
1716 MCARTHUR STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

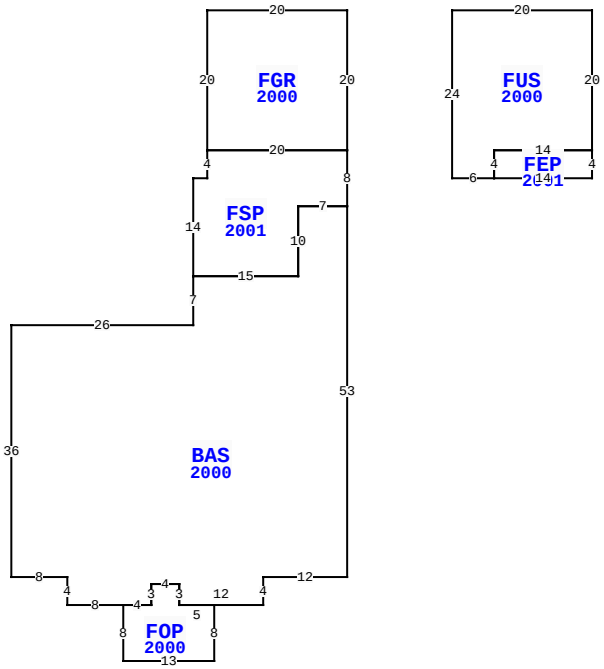
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2000	2,052	393,567
FEP	56	80	2001	45	8,631
FGR	400	55	2000	220	42,195
FOP	116	30	2000	35	6,713
FSP	318	40	2001	127	24,358
FUS	424	100	2000	424	81,322
TOTALS	3,366			2,903	556,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,903	137.1676	216.72	629,138	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2001 Heated Area: 2476 HX Base Yr 2001



1716 MCARTHUR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		556,787
TOTAL MARKET OB/XF VALUE		6,271
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		813,058
SOH/AGL Deduction		455,138
ASSESSED VALUE		357,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,198
TOTAL JUST VALUE		813,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100043	H/AC	3,000	01/12/2010
991800	NEW CONSTR	27,500	12/13/1999
991067	NEW CONSTR	130,851	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1997/0193	8/04/2015	QC	U	I	11	100
GRANTOR: NEAL SANDRA K						
GRANTEE: NEAL SANDRA K REVOC						
0886/1974	6/14/1999	WD	Q	V		41,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: NEAL JERRY D & SAND						

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	0	0	218.00	SF	6.50	6.50	100	2000	2000	3	77	1,091	
2	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	2000	2000	3	77	360	
4	0810	CONCRETE A	0	100	0	0	963.00	SF	6.50	6.50	100	2000	2000	3	77	4,820	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-22,38] S7 W26 S36 E8 S4 E8 E4 N3 E4 S3 E12 N4 E12 N53 W7 S10 W15 $
FUS=[YR=2000;ORIG=15,0] E20 S20 W14 S4 W6 N24 $
FGR=[YR=2000;ORIG=0,0] W20 S20 E20 N20 $
FSP=[YR=2001;ORIG=-20,20] S4 W2 S14 E15 N10 E7 N8 W20 $
FOP=[YR=2000;ORIG=-32,85] S8 E13 N8 W5 N3 W4 S3 W4 $
FEP=[YR=2001;ORIG=35,20] S4 W14 N4 E14 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,271

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	RES	100		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS