

BLOCK 1 LOT 10  
EX S27' OF W2.75' OF LOT 10  
IN OR 2183/1627

TAYLOR JOHN G & JEAN H L/E/  
1712 MCARTHUR ST  
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0001-0100



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 15 | HARDTILE 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| 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 | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1031.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,825            | 100         | 2000 | 1,825        | 357,621              |
| FDG       | 441              | 60          | 2000 | 265          | 51,928               |
| FOP       | 186              | 30          | 2000 | 56           | 10,974               |
| FSP       | 153              | 40          | 2000 | 61           | 11,954               |
| PTO       | 68               | 5           | 2000 | 3            | 588                  |

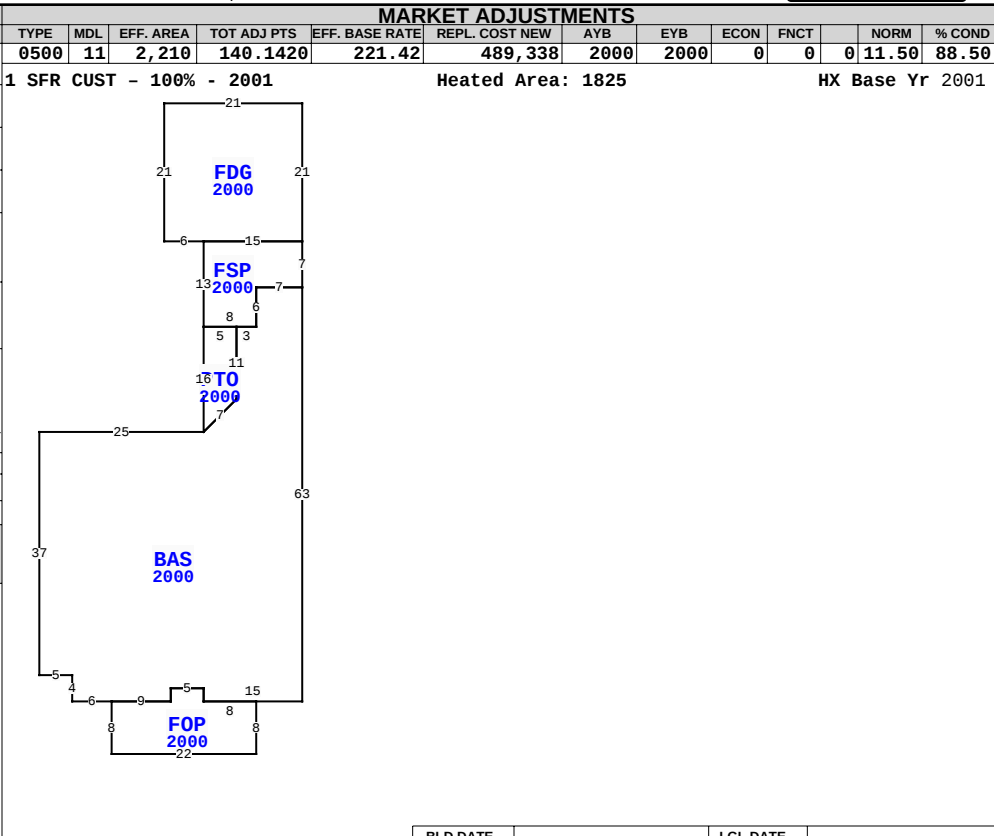
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,673 |  |  | 2,210 | 433,064 |
|--------|-------|--|--|-------|---------|

EXTRA FEATURES

| 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2000    | 2000        | 3 | 83     | 2,905           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 8 | 6 | 48.00  | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 240             |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 66.00  | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 330             |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 661.00 | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 3,308           |       |
| 5   | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00   | 300.00         | 100       | 2000    | 2000        | 3 | 48     | 144             |       |
| 6   | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 71.00  | LF | 32.00    | 32.00          | 100       | 2000    | 2000        | 3 | 48     | 1,091           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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    |                             |      |         |      |     |    |        |



1712 MCARTHUR ST, FERNANDINA BEACH

| 1712 MCARTHUR ST, FERNANDINA BEACH |    |          |                |           |         |             |   |        |                 | INC DATE |  | AG DATE |  |
|------------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|---------|--|
| UNITS                              | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |         |  |
| 1.00                               | UT | 3,500.00 | 3,500.00       | 100       | 2000    | 2000        | 3 | 83     | 2,905           |          |  |         |  |
| 48.00                              | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 240             |          |  |         |  |
| 66.00                              | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 330             |          |  |         |  |
| 661.00                             | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 77     | 3,308           |          |  |         |  |
| 1.00                               | UT | 300.00   | 300.00         | 100       | 2000    | 2000        | 3 | 48     | 144             |          |  |         |  |
| 71.00                              | LF | 32.00    | 32.00          | 100       | 2000    | 2000        | 3 | 48     | 1,091           |          |  |         |  |
|                                    |    |          |                |           |         |             |   |        |                 |          |  |         |  |
|                                    |    |          |                |           |         |             |   |        |                 |          |  |         |  |
|                                    |    |          |                |           |         |             |   |        |                 |          |  |         |  |

TOTAL OB/XF

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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    |                             |      |         |      |     |    |        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |  |  |  | 2       |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|---------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  |         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |  |  |  |         |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |  |  |  |         |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 433,064 |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 8,018   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 250,000 |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 691,082 |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 441,125 |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 249,957 |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB       |  |  |  |  |  |  |  |  |  | 50,722  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 199,235 |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 691,082 |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 0       |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  |         |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |  |  |  | 621,718 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20061791   | DEMOLITION  | 0       | 07/26/2006 |
| 991432     | NEW CONSTR  | 117,000 | 10/22/1999 |

| SALES DATA           |           |              |        |        |           |               |
|----------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2183/1627            | 3/14/2018 | QC           | U      | I      | 11        | 100           |

GRANTOR: TAYLOR JOHN G & JEAN  
GRANTEE: TAYLOR JEAN H & JOH  
0890/1381 7/12/1999 WD Q V 41,900  
GRANTOR: BRYLEN HOMES  
GRANTEE: TAYLOR JOHN G & JEA

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2000] W21 S21 E6 FSP=[YR=2000] S13 PTO=[YR=2000]  
S16 BAS=[YR=2000] W25 S37 E5 S4 E6 FOP=[YR=2000] S8 E22 N8  
W8 N2 W5 S2 W9 \$ E9 N2 E5 S2 E15 N63 W7 S6 W3 S11 D5 L5 \$ U5  
R5 N11 W5 \$ E8 N6 E7 N7 W15 \$ E15 N21 \$ .