

BLOCK 2 LOT 1
PT OR 1786/412
AMELIA PARK PHASE 1 UNIT 1

BERTEAU FAMILY LIVING TRUST/BERTEAU JEFFERY PAUL T
1703 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0002-0010



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	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2000	1,915	344,328
FDG	441	60	2000	265	47,648
FOP	54	30	2000	16	2,877
FOP	195	30	2000	58	10,429
FOP	206	30	2000	62	11,148
FOP	240	30	2000	72	12,946
FUS	441	100	2000	441	79,294
FUS	1,104	100	2000	1,104	198,506
UST	24	45	2000	11	1,978

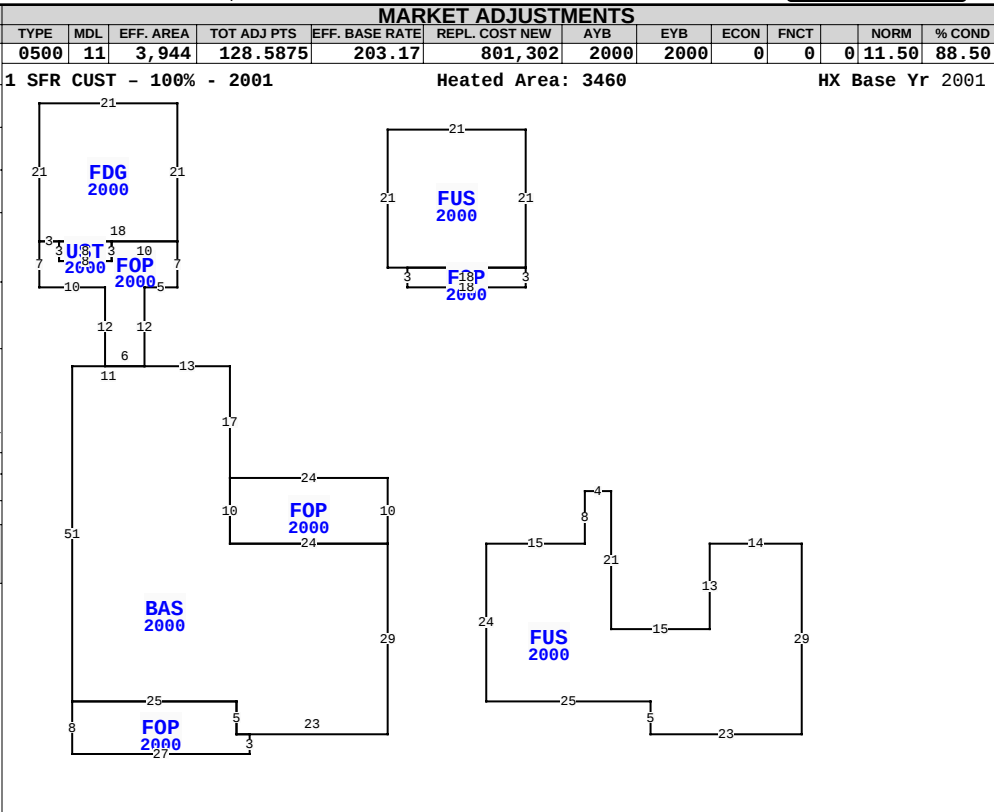
TOTALS	4,620			3,944	709,152
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	877.00	SF	6.50	6.50	100	2000	2000	3	77	4,389	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2000	2000	3	77	195	
3	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	2000	2000	3	77	110	
4	0462	ST/AL FNC	0	100	80	4	320.00	SF	10.00	10.00	100	2006	2006	3	40	1,280	

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	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							



1703 MCARTHUR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		709,152
TOTAL MARKET OB/XF VALUE		5,974
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,015,126
SOH/AGL Deduction		629,328
ASSESSED VALUE		385,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,076
TOTAL JUST VALUE		1,015,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		923,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062774	XFOB	5,350	12/20/2006
20060338	GAS	250	02/14/2006
2002164	NEW CONSTR	28,000	02/10/2000
991200	NEW CONSTR	190,418	09/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1786/0412	3/27/2012	WD	U	I	30	100

GRANTOR: BERTEAU JEFFREY P & S						
GRANTEE: BERTEAU JEFFREY PAU						
1386/0582	2/01/2006	WD	U	I	07	100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BERTEAU JEFFREY P &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W24 BAS=[YR=2000] N17 W13 FOP=[YR=2000] N12 E5 N7 FDG=[YR=2000] N21 W21 S21 E3 UST=[YR=2000] S3 E8 N3 W8 \$ E18 \$ W10 S3 W8 N3 W3 S7 E10 S12 E6 \$ W11 S51 FOP=[YR=2000] S8 E27 N3 W2 N5 W25 \$ E25 S5 E23 N29 W24 N10 \$ S10 E24 N10 \$ PTR= E15S10 FUS=[YR=2000] E15 N8 E4 S21 E15 N13 E14 S29 W23 N5 W25 N24 \$N10 W15\$ PTR= N32 FUS=[YR=2000] N21 E21 S21 FOP=[YR=2000] S3W18N3E18\$W21\$ S32\$.