BLOCK 2 LOT 2
IN OR 1329/1625
AMELIA PARK PHASE 1 UNIT 1

BAITY LIVING TRUST/BAITY MICKEY W TRUSTEE
1707 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

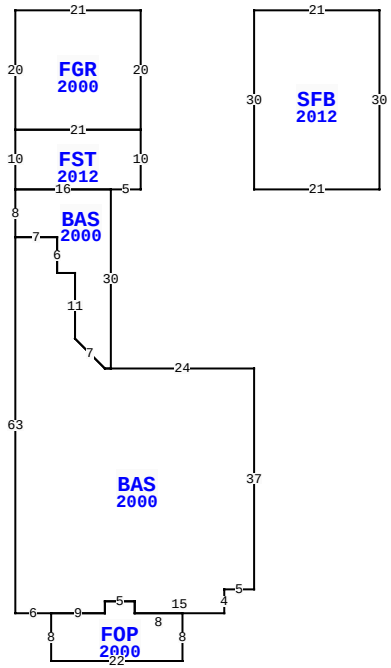
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	266	100	2000	266	52,788
BAS	1,825	100	2000	1,825	362,172
FGR	420	55	2000	231	45,842
FOP	186	30	2000	56	11,113
FST	210	55	2012	116	23,020
SFB	630	80	2012	504	100,019
TOTALS	3,537			2,998	594,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,998	139.5552	220.50	661,059	2000	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2008 Heated Area: 2595 HX Base Yr 2008



1707 MCARTHUR ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		594,953
TOTAL MARKET OB/XF VALUE		32,275
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		877,228
SOH/AGL Deduction		477,043
ASSESSED VALUE		400,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,463
TOTAL JUST VALUE		877,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		802,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122519	SOLAR PANELS	6,410	12/14/2012
20122298	H/AC	3,000	11/09/2012
20122193	NEW BATH	2,000	10/24/2012
20122123	DEMOLISH & ADDITI	75,000	10/12/2012
20120024	H/AC	3,000	01/09/2012
20101022	SOLAR WATER HEATE	5,200	06/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1625	6/30/2005	QC	Q	I	01	100
GRANTOR: BAITY PAMELA S						
GRANTEE: BAITY MICKEY W & PA						
1322/0071	6/03/2005	QC	Q	I	06	100
GRANTOR: DILS PATRICIA S &						
GRANTEE: BAITY PAMELA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 BAS=[YR=2000] N30 FST=[YR=2012] E5N10 FGR=[YR=2000] N20W21 S20E21$ W21S10E16$ W16 S8 E7 S6 E3 S11 R5 D5 E1 $W1 U5 L5 N11 W3 N6 W7 S63 E6 FOP=[YR=2000] S8 E22 N8 W8 N2 W5 S2W9 $ E9 N2 E5 S2 E15 N4 E5 N37$ PTR= N30 SFB=[YR=2012] N30E21S30W21$ S30$.

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	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	0	0	835.00	SF	6.50	6.50	100	2000	2000	3	77	4,179	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2000	2000	3	77	195	
4	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2007	2007	3	44	11,220	
5	0845	KOOL DECK	0	100	0	0	537.00	SF	13.27	13.27	100	2007	2007	3	87	6,198	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	27	1,620	
7	0910	SCRN RM L	0	100	31	27	837.00	SF	18.30	18.30	100	2007	2007	3	27	4,136	
8	1125	CB/STC 6"	0	100	57	5	285.00	SF	7.35	7.35	100	2007	2007	3	87	1,822	

LAND DESCRIPTION

TOTAL OB/XF 32,275

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	0003	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