BLOCK 2 LOT 3
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

MADAR WILLIAM P & AMANDA C
1711 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0002-0030

BUILDING CHARACTERISTICS

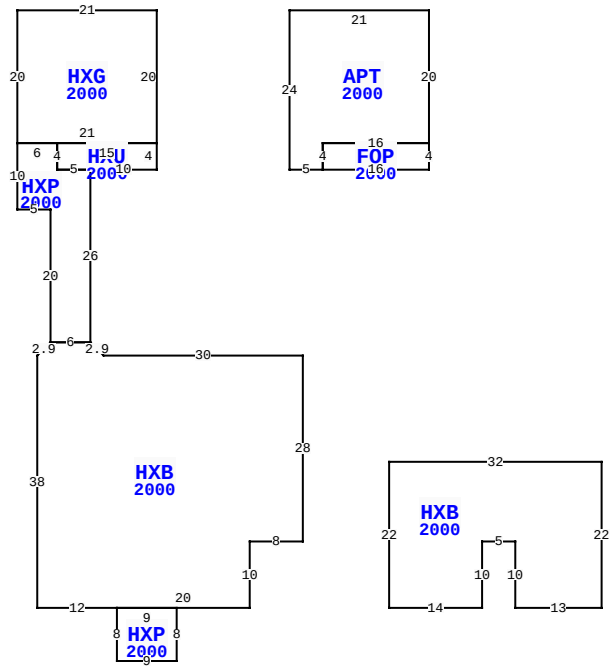
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	2000	440	87,039
FOP	64	30	2000	19	3,759
HXB	654	100	2000	654	129,371
HXB	1,456	100	2000	1,456	288,019
HXG	420	55	2000	231	45,695
HXP	72	30	2000	22	4,352
HXP	210	30	2000	63	12,463
HXU	60	55	2000	33	6,528
TOTALS	3,376			2,918	577,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,918	141.4653	223.52	652,231	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2025 Heated Area: 2550 HX Base Yr 2025



1711 MCARTHUR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		577,224
TOTAL MARKET OB/XF VALUE		7,111
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		834,335
SOH/AGL Deduction		0
ASSESSED VALUE		834,335
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		783,613
TOTAL JUST VALUE		834,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990234	NEW CONSTR	163,314	04/16/1999
990235	NEW CONSTR	36,934	04/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1834	5/15/2024	WD	Q	I	02	987,000
GRANTOR: MOSES BRADFORD L & CA						
GRANTEE: MADAR WILLIAM P & A						
2036/0440	3/22/2016	WD	Q	I	01	435,000
GRANTOR: KNIGHT LESLIE H &						
GRANTEE: MOSES BRADFORD L &						

BUILDING NOTES

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	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	77	132	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2000	2000	3	77	165	
4	0810	CONCRETE A	0	100	0	0	781.00	SF	6.50	6.50	100	2000	2000	3	77	3,909	

BUILDING DIMENSIONS

HXG=[YR=2000] W21 S20 HXP=[YR=2000] S10 E5 S20
HXB=[YR=2000] D2 L2 S38 E12 HXP=[YR=2000] S8 E9 N8 W9 $ E20 N10 E8 N28 W30 U2 L2 W6 $ E6 N26 HXU=[YR=2000] E10N4W15S4E5$ W5N4W6$ E21N20$ PTR= S68E35 HXB=[YR=2000] E32 S22 W13 N10 W5 S10 W14 N22 $N68 W35 $ PTR=E20 APT=[YR=2000] E21 S20FOP=[YR=2000] S4W16N4E16$W16 S4W5N24$W20$.

LAND DESCRIPTION

TOTAL OB/XF 7,111

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