

BLOCK 2 LOT 1
HIGHLAND HEIGHTS SUB # 1
PB 3/43

BERTEAU SHERIAN W/TURNER VICKI W
1703 MCARTHUR STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1380-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	135,387
FOP	76	30	1993	23	1,932
FOP	108	30	2000	32	2,688
UGR	576	45	2000	259	21,753
TOTALS	2,372			1,926	161,758

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	0	0	0	419.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	1,034.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	
5	1242	WD DECK A	0	0	12	19	228.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	R-1	107.00	108.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,926	115.0520	115.05	221,586	1958	1970	0	0	27.00	73.00
1 SINGLE FAM - 0% - 2025 Heated Area: 1612 HX Base Yr											
709 AMELIA DR, FERNANDINA BEACH											
BLD DATE: 05/08/2025 MLU											

TOTAL OB/XF											
6,790											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		161,758	
TOTAL MARKET OB/XF VALUE		6,790	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		393,548	
SOH/AGL Deduction		0	
ASSESSED VALUE		393,548	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		393,548	
TOTAL JUST VALUE		393,548	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		386,670	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19990765	GARAGE	9,500	06/30/1999
19990424	REPAIR/RRF	9,000	05/13/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2777/1997	3/28/2025	FJ	U	I	11
GRANTOR: WILSHER LORREE P EST					
GRANTEE: BERTEAU SHERIAN W					
0069/0193	1/01/1966	TA	U	I	12,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FOP=[YR=2000] N2 W18 S6 E18 N4 \$ S4 W38 S36 E19 N10 FOP=[YR=1993] E19 N4 W19 S4 \$ N4 E19 S4 E17 UGR=[YR=2000] S9 E24 N24 W24 S15 \$ N30 \$.											