LOT 1
MCARTHUR ESTATES PBK 8/140

GAULKE JAMES F & RUTH
96513 MCARTHUR ESTATES DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0001-0000

BUILDING CHARACTERISTICS

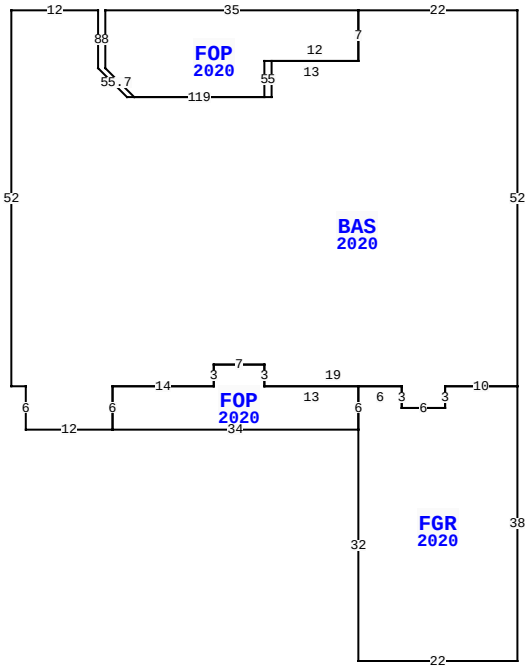
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,350	100	2020	3,350	744,094
FGR	818	55	2020	450	99,953
FOP	225	30	2020	68	15,104
FOP	352	30	2020	106	23,544
TOTALS	4,745			3,974	882,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,974	142.7184	225.50	896,137	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 0% - 2023 Heated Area: 3350 HX Base Yr



96513 MCARTHUR ESTATES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	882,695
TOTAL MARKET OB/XF VALUE	96,068
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	1,328,763
SOH/AGL Deduction	0
ASSESSED VALUE	1,328,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,328,763
TOTAL JUST VALUE	1,328,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,271,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910580	CO ISSUED	0	06/17/2020
B2000875	SWIM POOL	40,000	01/29/2020
B1910580	NEW CONSTR	456,619	10/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/0794	10/03/2022	WD	Q	I	02	1,600,000
GRANTOR: PLAVETS KENNETH & KAR						
GRANTEE: GAULKE JAMES F & RU						
2300/1963	8/21/2019	TD	Q	V	02	325,000
GRANTOR: LINIADO RALPH LIFETIM						
GRANTEE: PLAVETS KENNETH & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] W35 S8 D4 R4 E19 N5 E12 N7$ S7 W13 S5 W19 U4 L4 N8 W12 S52 E2 S6 E12 FOP=[YR=2020] E34 FGR=[YR=2020] S32 E22 N38 W10 S3 W6 N3 W6 S6$ N6 W13 N3 W7 S3 W14 S6$ N6 E14 N3 E7 S3 E19 S3 E6 N3 E10 N52$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0911	SCRN RM A	0	0	0	0	1,470.00	SF	17.50	17.50	100	2020	2020	3	86	22,124	
3	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	2020	2020	3	90	36,720	
4	0855	CONC PAVER	0	0	0	0	990.00	SF	10.00	10.00	100	2020	2020	3	98	9,702	
5	0855	CONC PAVER	0	0	0	0	1,801.00	SF	10.00	10.00	100	2020	2020	3	98	17,650	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
7	0462	ST/AL FNC	0	0	0	0	208.00	SF	10.00	10.00	100	2020	2020	3	90	1,872	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	86	4,300	

LAND DESCRIPTION

TOTAL OB/XF 96,068

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 07/15/2020 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS