LOT 3
MCARTHUR ESTATES PBK 8/140

MCGOVERN HARRY & MARGARET FAMILY TRUST/MCGOVERN HA
96525 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

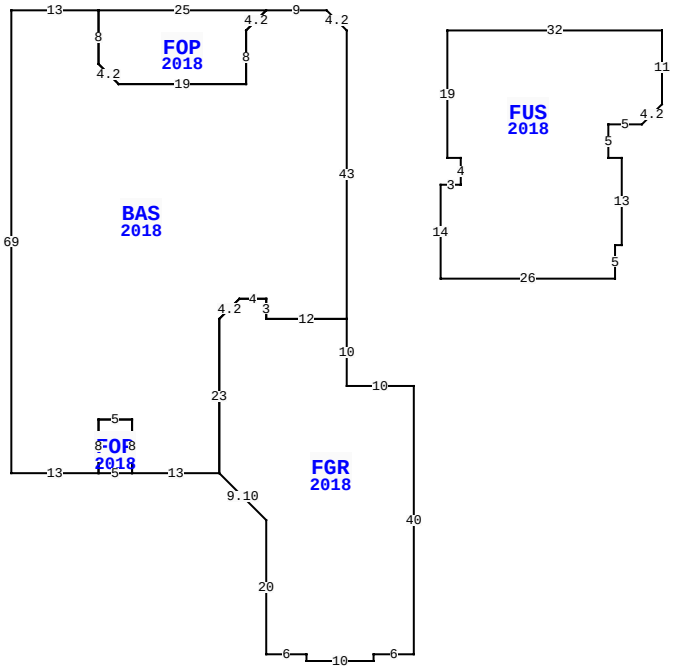
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,710	100	2018	2,710	603,569
FGR	1,212	55	2018	667	148,554
FOP	40	30	2018	12	2,672
FOP	242	30	2018	73	16,258
FUS	1,033	100	2018	1,033	230,069
TOTALS	5,237			4,495	1,001,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,495	144.5734	228.43	1,026,793	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2023 Heated Area: 3743 HX Base Yr 2023



96525 MCARTHUR ESTATES DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,001,123
TOTAL MARKET OB/XF VALUE		53,134
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,404,257
SOH/AGL Deduction		28,217
ASSESSED VALUE		1,376,040
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,325,318
TOTAL JUST VALUE		1,404,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,339,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808567	SWIM POOL	35,000	08/22/2018
B1707022	NEW CONSTR	485,611	08/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1649	11/30/2023	WD	U	I	11	100
GRANTOR: MCGOVERN HARRY J & MA						
GRANTEE: MCGOVERN HARRY & MA						
2198/0772	5/21/2018	SW	Q	I	02	875,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: MCGOVERN HARRY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W9 FOP=[YR=2018] W25 S8 D3 R3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E13 FOP=[YR=2018] E5 N8 W5 S8$ N8 E5 S8 E13 FGR=[YR=2018] D7 R7 S20 E6 S1 E10 N1 E6 N40 W10 N10 W12 N3 W4 D3 L3 S23$ N23 U3 R3 E4 S3 E12 N43$ PTR=E15 FUS=[YR=2018] E32 S11 D3 L3 W5 S5 E2 S13 W1 S5 W26 N14 E3 N4 W2 N19$ W15$.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,562.00	SF	7.00	7.00	100	2018	2018	3	97	10,606	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2019	2019	3	87	24,847	
4	0911	SCRN RM A	0	100	0	0	646.00	SF	17.50	17.50	100	2019	2019	3	82	9,270	
5	0855	CONC PAVER	0	100	0	0	310.00	SF	10.00	10.00	100	2019	2019	3	97	3,007	
6	0855	CONC PAVER	0	100	0	0	186.00	SF	10.00	10.00	100	2019	2019	3	97	1,804	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 53,134

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		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 03/08/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS