

LOT 5
IN OR 2159/213
MCARTHUR ESTATES PBK 8/140

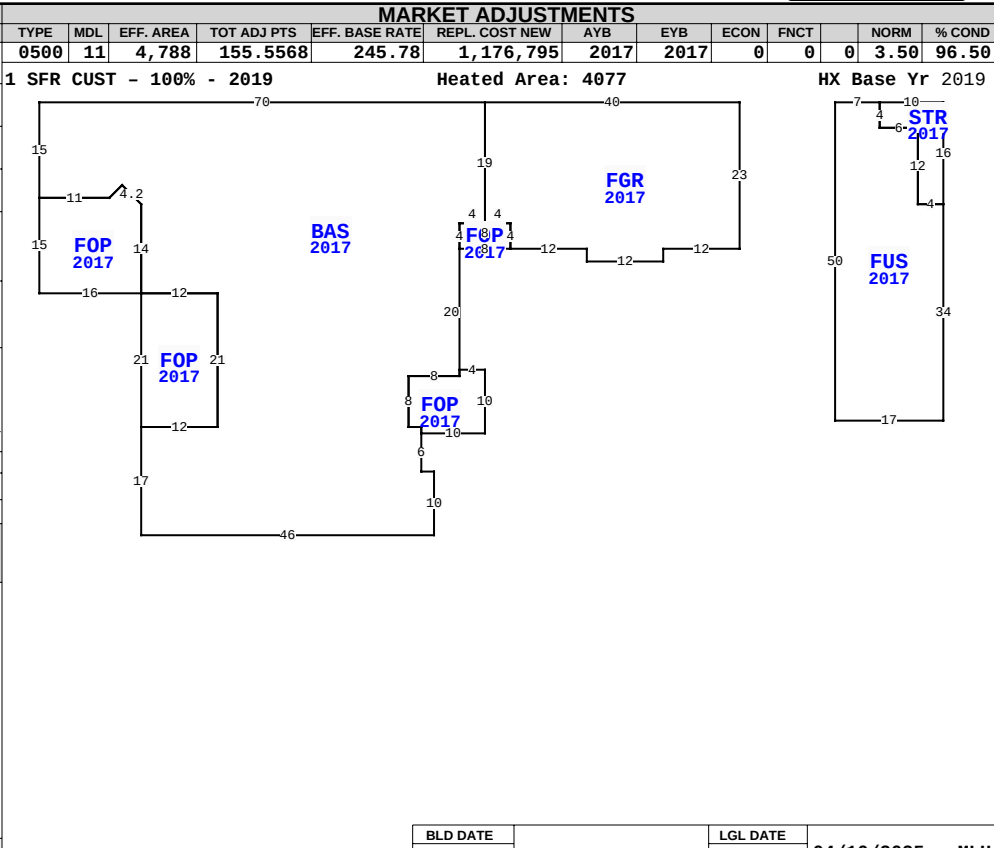
EDWARDS WALTER F & PAMELA S
96537 MCARTHUR ESTATES DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	11	SLATE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
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	3,315	100	2017	3,315	786,244
FGR	928	55	2017	510	120,961
FOP	32	30	2017	10	2,372
FOP	110	30	2017	33	7,827
FOP	244	30	2017	73	17,314
FOP	252	30	2017	76	18,025
FUS	762	100	2017	762	180,729
STR	88	10	2017	9	2,135
TOTALS	5,731			4,788	1,135,607



NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				1,135,607			
TOTAL MARKET OB/XF VALUE				76,413			
TOTAL LAND VALUE - MARKET				350,000			
TOTAL MARKET VALUE				1,562,020			
SOH/AGL Deduction				476,422			
ASSESSED VALUE				1,085,598			
TOTAL EXEMPTION VALUE				50,722			
BASE TAXABLE VALUE				1,034,876			
TOTAL JUST VALUE				1,562,020			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,492,556			
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