LOT 6
MCARTHUR ESTATES PBK 8/140

CHRISTENSON STEPHEN & NORMA
96543 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0006-0000

BUILDING CHARACTERISTICS

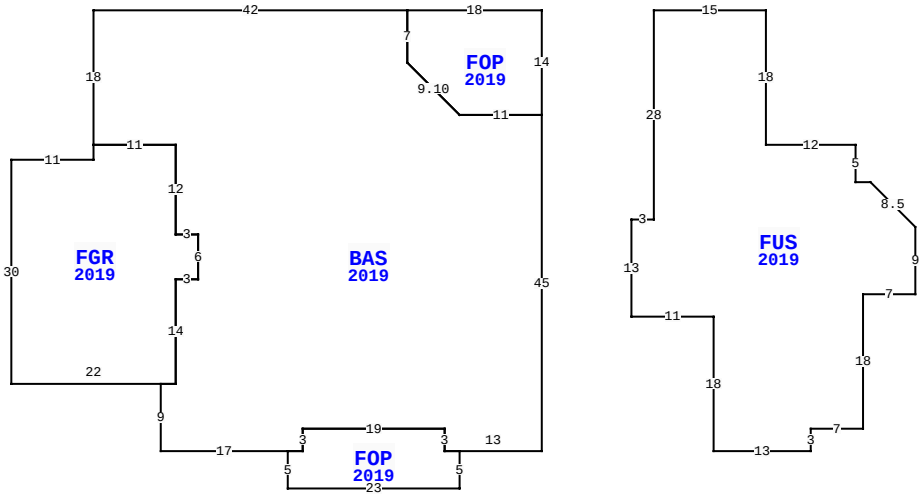
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,805	100	2019	2,805	622,296
FGR	700	55	2019	385	85,413
FOP	172	30	2019	52	11,537
FOP	228	30	2019	68	15,086
FUS	1,374	100	2019	1,374	304,825
TOTALS	5,279			4,684	1,039,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,684	143.2760	226.38	1,060,364	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 4179 HX Base Yr 2021



96543 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		1,039,157
TOTAL MARKET OB/XF VALUE		82,075
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,471,232
SOH/AGL Deduction		405,052
ASSESSED VALUE		1,066,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,015,458
TOTAL JUST VALUE		1,471,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,405,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002113	SWIM POOL	40,000	03/09/2020
B1806429	NEW CONSTR	0	06/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1110	12/20/2019	SW	Q	I	01	1,055,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: CHRISTENSON STEPHEN						
2198/1032	5/24/2018	SW	U	V	30	260,000
GRANTOR: MCARTHUR NASSAU LLC						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W18 BAS=[YR=2019] W42 S18 FGR=[YR=2019] S2 W11 S30 E22 N14 E3 N6 W3 N12 W11$ E11 S12 E3 S6 W3 S14 W2 S9 E17 FOP=[YR=2019] S5 E23 N5 W2 N3 W19 S3 W2$ E2 N3 E19 S3 E13 N45 W11 U7 L7 N7$ S7 D7 R7 E11 N14$ PTR=E15 FUS=[YR=2019] E15 S18 E12 S5 E2 D6 R6 S9 W7 S18 W7 S3 W13 N18 W11 N13 E3 N28$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,550.00	SF	10.00	10.00	100	2019	2019	3	97	15,035	
3	0855	CONC PAVER	0	100	0	0	388.00	SF	10.00	10.00	100	2019	2019	3	97	3,764	
4	0855	CONC PAVER	0	100	0	0	156.00	SF	10.00	10.00	100	2019	2019	3	97	1,513	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	
6	1134	LANDSCP BL	0	100	0	0	42.00	SF	3.00	3.00	100	2019	2019	3	99	125	
7	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	90	29,988	
8	0911	SCRN RM A	0	100	0	0	1,056.00	SF	17.50	17.50	100	2020	2020	3	86	15,893	
9	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	100	2020	2020	3	98	6,507	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	

TOTAL OB/XF 82,075

LAND DESCRIPTION

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 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