LOT 7
MCARTHUR ESTATES PBK 8/140

WAGNER DANIEL E REV RESIDENCE
96549 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0007-0000

BUILDING CHARACTERISTICS

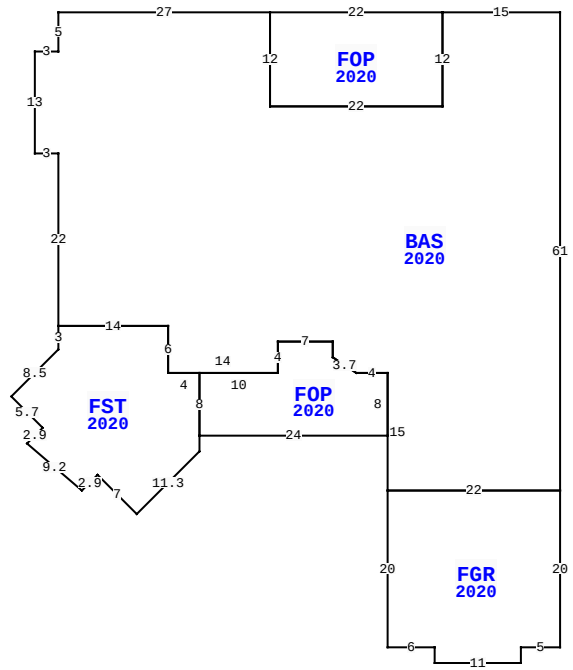
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,934	100	2020	2,934	662,848
FGR	462	55	2020	254	57,383
FOP	223	30	2020	67	15,136
FOP	264	30	2020	79	17,847
FST	390	55	2020	214	48,347
TOTALS	4,273			3,548	801,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,548	145.1664	229.36	813,769	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2934 HX Base Yr 2022



96549 MCARTHUR ESTATES DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		801,562
TOTAL MARKET OB/XF VALUE		16,915
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,168,477
SOH/AGL Deduction		205,262
ASSESSED VALUE		963,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		912,493
TOTAL JUST VALUE		1,168,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,111,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1912100	NEW CONSTR	300,000	11/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/1930	8/04/2021	QC	U	I	11	100
GRANTOR: WAGNER DANIEL E 1999						
GRANTEE: WAGNER DANIEL E REV						
2443/0275	3/12/2021	WD	Q	I	02	997,400
GRANTOR: ME PALMS INVESTMENTS						
GRANTEE: WAGNER DANIEL E 199						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FOP=[YR=2020] W22 S12 E22 N12$ S12 W22 N12 W27 S5 W3 S13 E3 S22 FST=[YR=2020] S3 D6 L6 D4 R4 D2 L2 D6 R7 U2 R2 D5 R5 U8 R8 N2 FOP=[YR=2020] E24 N8 W4 U2 L3 N2 W7 S4 W10 S8$ N8 W4 N6 W14$ E14 S6 E14 N4 E7 S2 R3 D2 E4 S15 FGR=[YR=2020] S20 E6 S2 E11 N2 E5 N20 W22$ E22 N61$.

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	2020	2020	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	1,524.00	SF	10.00	10.00	100	2020	2020	3	98	14,935	

LAND DESCRIPTION

TOTAL OB/XF 16,915

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