

LOT 8
IN OR 2165/1361
MCARTHUR ESTATES PBK 8/140

LAHENDRO BERNARD W & SANDRA
96555 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0008-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	11	SLATE 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		5.5 100			
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	2,939	100	2017	2,939	653,268
FGR	690	55	2017	380	84,465
FOP	181	30	2018	54	12,003
FSP	266	40	2017	106	23,561
FUS	154	100	2017	154	34,230
FUS	1,126	100	2017	1,126	250,282
TOTALS	5,356			4,759	1,057,809

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,759	145.0304	229.15	1,090,525	2017	2017	0	0	0	97.00

1 SFR CUST - 100% - 2018

Heated Area: 4219

HX Base Yr 2018

The site map shows a large rectangular lot with several internal divisions. The areas are labeled as follows:

- FSP 2017**: A small area at the top left, with dimensions 17, 18, 8, 12, 8, 9, 12, 8, 17, 18, 8, 12, 8, 9, 1

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										1,057,809		
TOTAL MARKET OB/XF VALUE										16,401		
TOTAL LAND VALUE - MARKET										350,000		
TOTAL MARKET VALUE										1,424,210		
SOH/AGL Deduction										448,704		
ASSESSED VALUE										975,506		
TOTAL EXEMPTION VALUE										HX HB		50,722
BASE TAXABLE VALUE										924,784		
TOTAL JUST VALUE										1,424,210		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,356,009		