LOT 9
MCARTHUR ESTATES PBK 8/140

THS FAMILY TRUST/SMITH TERRY TRUSTEE
96561 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0009-0000

BUILDING CHARACTERISTICS

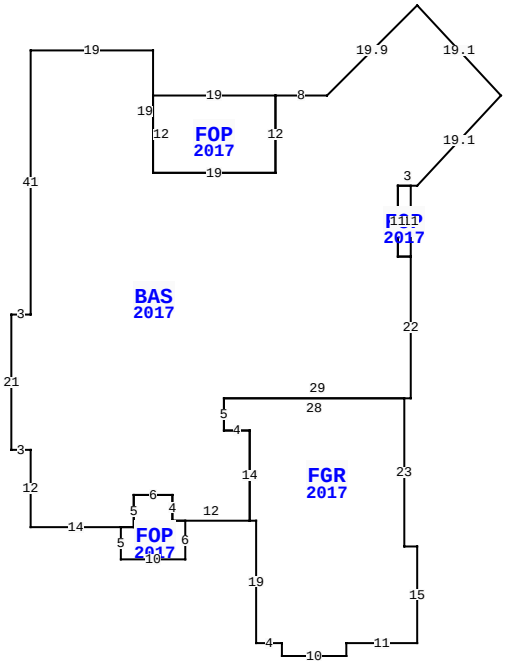
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD 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	3,631	100	2017	3,631	788,451
FGR	963	55	2017	530	115,087
FOP	22	30	2017	7	1,520
FOP	82	30	2017	25	5,429
FOP	228	30	2017	68	14,765
TOTALS	4,926			4,261	925,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,261	142.4192	225.02	958,810	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 3631 HX Base Yr 2018



96561 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		925,252
TOTAL MARKET OB/XF VALUE		29,290
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,304,542
SOH/AGL Deduction		471,233
ASSESSED VALUE		833,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		782,587
TOTAL JUST VALUE		1,304,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,242,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632984	NEW CONSTR	452,635	09/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/74	1/15/2024	WD	U	I	11	100
GRANTOR: SMITH TERRY						
GRANTEE: THS FAMILY TRUST						
2617/1447	1/31/2023	QC	U	I	11	100
GRANTOR: SMITH JAMES R						
GRANTEE: SMITH TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U14 L13 L14 D14 W8 FOP=[YR=2017] W19 S12 E19 N12$ S12 W19 N19 W19 S41 W3 S21 E3 S12 E14 FOP=[YR=2017] S5 E10 N6 W2 N4 W6 S5 W2$ E2 N5 E6 S4 E12 FGR=[YR=2017] E1 S19 E4 S2 E10 N2 E11 N15 W2 N23 W28 S5 E4 S14$ N14 W4 N5 E29 N22 FOP=[YR=2017] N11 W2 S11 E2$ W2 N11 E3 U14 R13 $.

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	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	
2	0855	CONC PAVER	0	100	0	0	1,662.00	SF	7.00	7.00	100	2017	2017	3	96	11,169	
3	0855	CONC PAVER	0	100	0	0	356.00	SF	7.00	7.00	100	2017	2017	3	96	2,392	
4	0855	CONC PAVER	0	100	0	0	792.00	SF	7.00	7.00	100	2017	2017	3	96	5,322	
5	0911	SCRN RM A	0	100	0	0	504.00	SF	17.50	17.50	100	2017	2017	3	74	6,527	

LAND DESCRIPTION

TOTAL OB/XF 29,290

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 03/21/2022 BY KWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS