LOT 13
MCARTHUR ESTATES PBK 8/140

GAGNON DONALD & DOROTHY
96538 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0013-0000

BUILDING CHARACTERISTICS

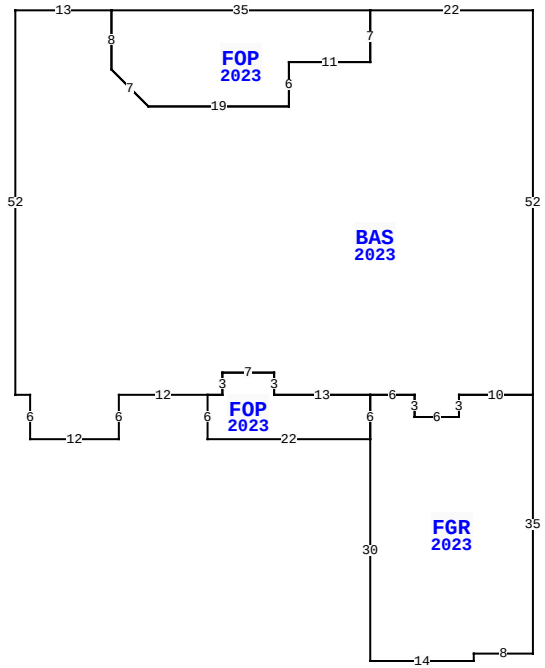
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	3,333	100	2023	3,333	707,263
FGR	766	55	2023	421	89,336
FOP	153	30	2023	46	9,761
FOP	377	30	2023	113	23,979
TOTALS	4,629			3,913	830,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,913	134.3025	212.20	830,339	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 3333 HX Base Yr 2024



96538 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		830,339
TOTAL MARKET OB/XF VALUE		94,770
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,275,109
SOH/AGL Deduction		48,685
ASSESSED VALUE		1,226,424
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		1,170,702
TOTAL JUST VALUE		1,275,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,214,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007814	CO		04/06/2023
22006497	ADDITION	14,500	04/26/2022
B2107814	NEW CONSTR	480,649	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/0154	5/19/2021	SW	Q	V	01	410,000
GRANTOR: ME PALMS INVESTMENTS						
GRANTEE: GAGNON DONALD & DOR						
2113/1899	4/17/2017	SW	U	V	11	100
GRANTOR: MCARTHUR NASSAU LLC						
GRANTEE: ME PALMS INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W22 S7 W11 S6 W19 U5L5 N8 W13 S52 E2 S6 E12 N6 E12 E2 N3 E7 S3 E13 E6 S3 E6 N3 E10 N52 $
FOP=[YR=2023;ORIG=58,17] W11 S6 W19 U5L5 N8 E35 S7 $
FGR=[YR=2023;ORIG=80,62] W10 S3 W6 N3 W6 S6 S30 E14 N1 E8 N35 $
FOP=[YR=2023;ORIG=58,62] W13 N3 W7 S3 W2 S6 E22 N6 $
.

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	2024	2023		100	2,000	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		97	4,850	
3	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00	85.00	100	2024	2023		98	36,735	
4	0911	SCRN RM A	0	100	0	0	1,443.00	SF	17.50	17.50	100	2024	2023		97	24,495	
5	0855	CONC PAVER	0	100	0	0	1,002.00	SF	10.00	10.00	100	2024	2023		100	10,020	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0855	CONC PAVER	0	100	0	0	1,473.00	SF	10.00	10.00	100	2024	2023		100	14,730	

LAND DESCRIPTION

TOTAL OB/XF 94,770

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 03/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS