LOT 14
IN OR 2248/935
MCARTHUR ESTATES PBK 8/140

BARTA JOSEPH D & DIANE K
96516 MCARTHUR ESTATES DR
FERNANDINA BEACH, FL 32034

2025

12-2N-28-1685-0014-0000

BUILDING CHARACTERISTICS

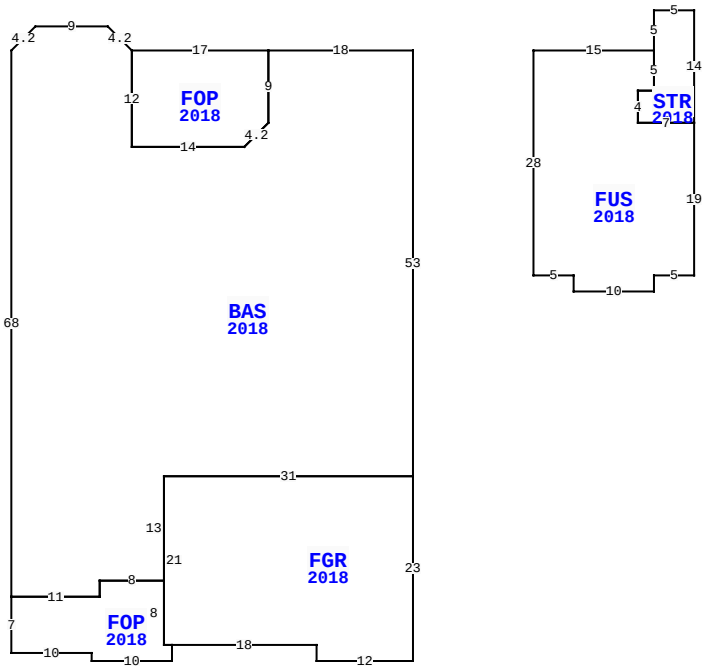
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,756	100	2018	2,756	620,183
FGR	675	55	2018	371	83,486
FOP	160	30	2018	48	10,801
FOP	200	30	2018	60	13,502
FUS	527	100	2018	527	118,591
STR	78	10	2018	8	1,800
TOTALS	4,396			3,770	848,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,770	146.0754	230.80	870,116	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 3283 HX Base Yr 2020



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

96516 MCARTHUR ESTATES DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		848,363
TOTAL MARKET OB/XF VALUE		46,405
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,244,768
SOH/AGL Deduction		455,339
ASSESSED VALUE		789,429
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		738,707
TOTAL JUST VALUE		1,244,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,187,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903306	SWIM POOL	60,475	04/03/2019
C1812314	CO ISSUED	0	12/18/2018
1707942	NEW CONSTR	412,189	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/0935	1/11/2019	WD	Q	I	01	860,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: BARTA JOSEPH D & DI						
2141/0086	8/17/2017	SW	Q	V	01	260,000
GRANTOR: MCARTHUR NASSAU LLC						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2018] S7 E10 S1 E10 N2 FGR=[YR=2018] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W11$ E11 N2 E8 N13 E31 N53$ PTR=E15 FUS=[YR=2018] E15 STR=[YR=2018] N5 E5 S14 W7 N4 E2 N5$ S5 W2 S4 E7S19 W5 S2 W10 N2 W5 N28$ W15$.

EXTRA FEATURES

L N	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	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,206.00	SF	7.00	7.00	100	2018	2018	3	97	8,189	
3	0861	POOL GUNIT	0	100	0	0	304.00	SF	85.00	85.00	100	2019	2019	3	87	22,481	
4	0855	CONC PAVER	0	100	0	0	756.00	SF	10.00	10.00	100	2019	2019	3	97	7,333	
5	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2019	2019	3	87	4,802	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 46,405

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/22/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS