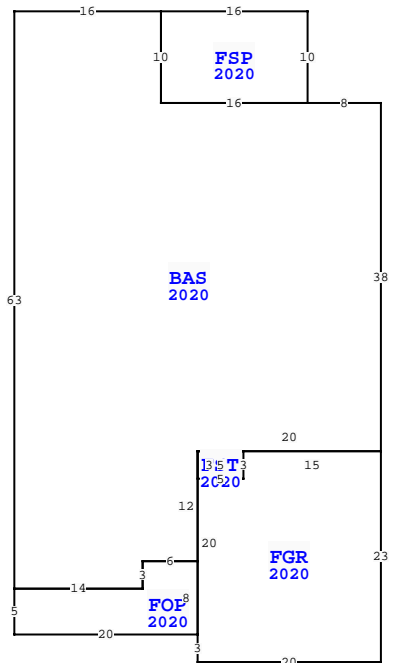


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	2020	1,962	286,252
FGR	460	55	2020	253	36,912
FOP	118	30	2020	35	5,106
FSP	160	40	2020	64	9,338
FST	15	55	2020	8	1,167
TOTALS	2,715			2,322	338,776

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,322	112.2100	148.12	343,935	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021										Heated Area: 1962	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			338,776
TOTAL MARKET OB/XF VALUE			3,540
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			427,316
SOH/AGL Deduction			139,707
ASSESSED VALUE			287,609
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			231,887
TOTAL JUST VALUE			427,316
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909836	CO ISSUED	0	01/28/2020
B1909836	NEW CONSTR	270,290	09/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2378/1563	7/22/2020	WD Q	Q	I	01	293,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MCARTHUR JOHN R & C

EXTRA FEATURES															33733 IVY PARKE PL, FERNANDINA BEACH		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/23/2025	MLU
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	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2020	2020	3	98	115								
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2020	2020	3	98	3,425								

**BUILDING NOTES**

BUILDING DIMENSIONS														
BAS=[YR=2020] W8 FSP=[YR=2020] N10 W16 S10 E16\$ W16 N10 W16 S63 FOP=[YR=2020] S5 E20 FGR=[YR=2020] S3 E20 N23 W15 FST=[YR=2020] S3 W5 N3 E5\$ W5 S20\$ N8 W6 S3 W14\$ E14 N3 E6 N12 E20 N38\$.														

LAND DESCRIPTION															TOTAL OB/XF										3,540				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000												