

BLOCK 2 LOT 1
PT OR 1786/412
AMELIA PARK PHASE 1 UNIT 1

BERTEAU FAMILY LIVING TRUST/BERTEAU JEFFERY PAUL T
1703 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2000	1,915	325,732
FDG	441	60	2000	265	45,075
FOP	54	30	2000	16	2,722
FOP	195	30	2000	58	9,866
FOP	206	30	2000	62	10,546
FOP	240	30	2000	72	12,247
FUS	441	100	2000	441	75,012
FUS	1,104	100	2000	1,104	187,785
UST	24	45	2000	11	1,871

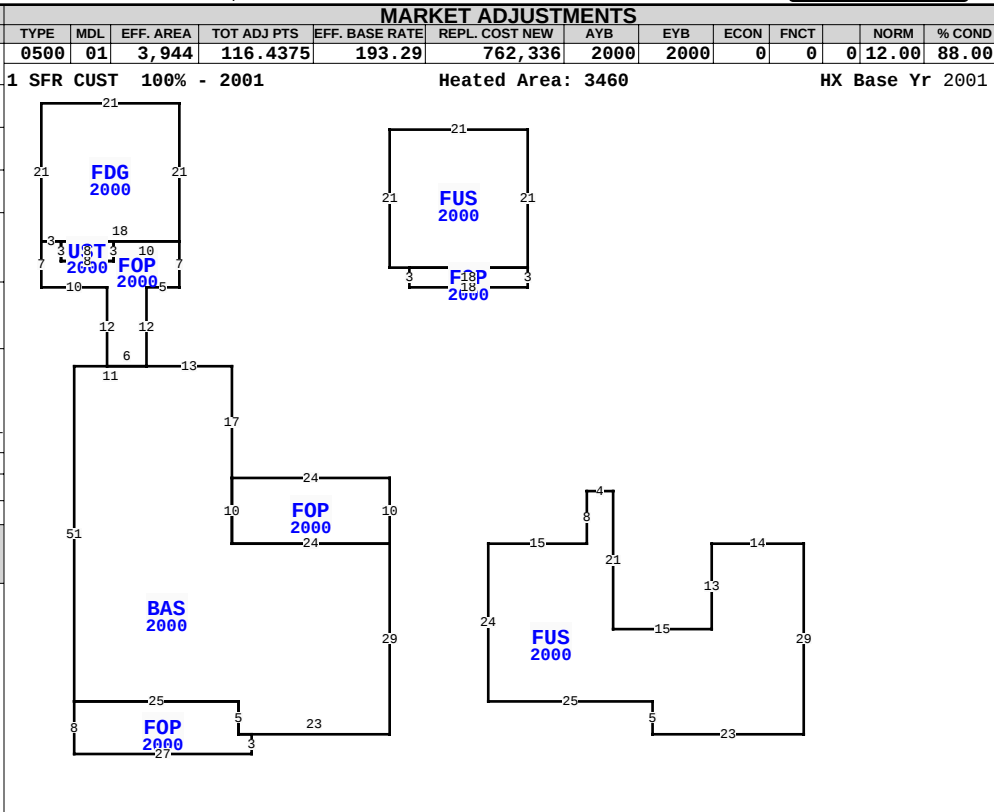
TOTALS 4,620 3,944 670,856

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
3	0819	CONC 12"	0 100	3 5	15.00	SF	9.50	9.50	100	2000	2000	3	75	107	

LAND DESCRIPTION

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		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							



1703 MCARTHUR ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				670,856				
TOTAL MARKET OB/XF VALUE				107				
TOTAL LAND VALUE - MARKET				300,000				
TOTAL MARKET VALUE				970,963				
SOH/AGL Deduction				574,748				
ASSESSED VALUE				396,215				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				344,804				
TOTAL JUST VALUE				970,963				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,015,126				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
20062774		XFOB		5,350		12/20/2006		
20060338		GAS		250		02/14/2006		
2002164		NEW CONSTR		28,000		02/10/2000		
991200		NEW CONSTR		190,418		09/03/1999		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1786/0412		3/27/2012		WD	U	I	30	100
GRANTOR: BERTEAU JEFFREY P & S								
GRANTEE: BERTEAU JEFFREY PAU								
1386/0582		2/01/2006		WD	U	I	07	100
GRANTOR: BRYLEN HOMES LTD								
GRANTEE: BERTEAU JEFFREY P &								
BUILDING NOTES								
BUILDING DIMENSIONS								
FOP=[YR=2000] W24 BAS=[YR=2000] N17 W13 FOP=[YR=2000] N12 E5 N7 FDG=[YR=2000] N21 W21 S21 E3 UST=[YR=2000] S3 E8 N3 W8 \$ E18 \$ W10 S3 W8 N3 W3 S7 E10 S12 E6 \$ W11 S51 FOP=[YR=2000] S8 E27 N3 W2 N5 W25 \$ E25 S5 E23 N29 W24 N10 \$ S10 E24 N10 \$ PTR= E15S10 FUS=[YR=2000] E15 N8 E4 S21 E15 N13 E14 S29 W23 N5 W25 N24 \$N10 W15\$ PTR= N32 FUS=[YR=2000] N21 E21 S21 FOP=[YR=2000] S3W18N3E18\$W21\$ S32\$.								