BLOCK 2 LOT 2
IN OR 1329/1625
AMELIA PARK PHASE 1 UNIT 1

BAITY LIVING TRUST/BAITY MICKEY W TRUSTEE
1707 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

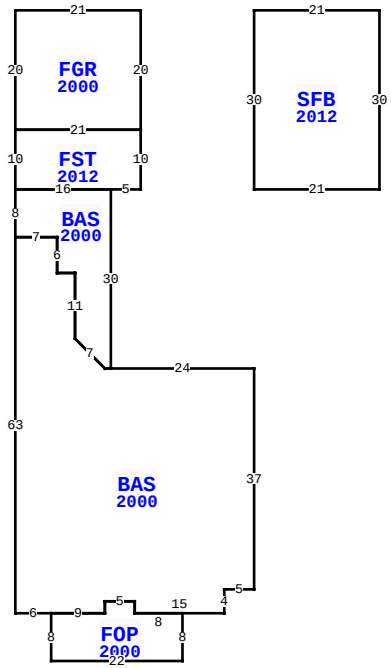
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100	2000	266	49,940
BAS	1,825	100	2000	1,825	342,633
FGR	420	55	2000	231	43,369
FOP	186	30	2000	56	10,514
FST	210	55	2012	116	21,778
SFB	630	80	2012	504	94,623
TOTALS	3,537			2,998	562,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,998	126.3689	209.77	628,890	2000	2003	0	0	0	10.50	89.50

1 SFR CUST 100% - 2008 Heated Area: 2595 HX Base Yr 2008



1707 MCARTHUR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		562,857
TOTAL MARKET OB/XF VALUE		50,812
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		863,669
SOH/AGL Deduction		452,679
ASSESSED VALUE		410,990
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		354,579
TOTAL JUST VALUE		863,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122519	SOLAR PANELS	6,410	12/14/2012
20122298	H/AC	3,000	11/09/2012
20122193	NEW BATH	2,000	10/24/2012
20122123	DEMOLISH & ADDITI	75,000	10/12/2012
20120024	H/AC	3,000	01/09/2012
20101022	SOLAR WATER HEATE	5,200	06/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/1625	6/30/2005	QC	Q	I	01	100
GRANTOR: BAITY PAMELA S						
GRANTEE: BAITY MICKEY W & PA						
1322/0071	6/03/2005	QC	Q	I	06	100
GRANTOR: DILS PATRICIA S &						
GRANTEE: BAITY PAMELA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 BAS=[YR=2000] N30 FST=[YR=2012] E5N10 FGR=[YR=2000] N20W21 S20E21$ W21S10E16$ W16 S8 E7 S6 E3 S11 R5 D5 E1 $W1 U5 L5 N11 W3 N6 W7 S63 E6 FOP=[YR=2000] S8 E22 N8 W8 N2 W5 S2W9 $ E9 N2 E5 S2 E15 N4 E5 N37$ PTR= N30 SFB=[YR=2012] N30E21S30W21$ S30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
7	0910	SCRN RM L	0	100	31	27	837.00	SF	18.30	18.30	100	2007	2007	3	24	3,676	
8	1125	CB/STC 6"	0	100	57	5	285.00	SF	7.35	7.35	100	2007	2007	3	86	1,801	

LAND DESCRIPTION

TOTAL OB/XF 50,812

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	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS