BLOCK 2 LOT 5
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

FELSBURG-DODD DEBRA &/DODD RUSSELL L
1719 MCARTHUR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0002-0050

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	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

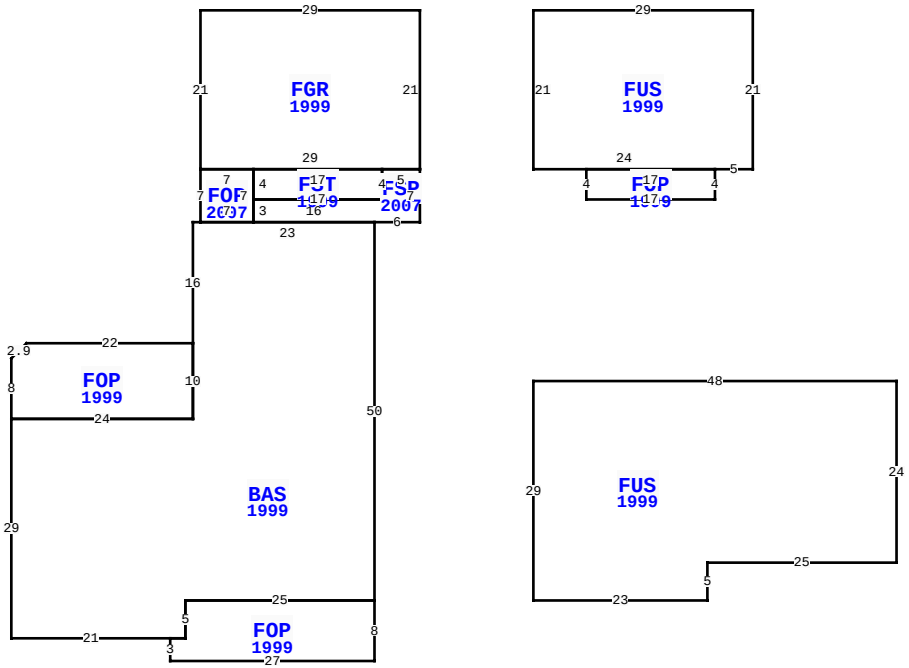
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	1999	1,891	335,126
FGR	609	55	1999	335	59,369
FOP	68	30	1999	20	3,544
FOP	206	30	1999	62	10,988
FOP	238	30	1999	71	12,583
FOP	49	30	2007	15	2,659
FSP	86	40	2007	34	6,026
FST	68	55	1999	37	6,557
FUS	609	100	1999	609	107,928
FUS	1,267	100	1999	1,267	224,540
TOTALS	5,091			4,341	769,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,341	120.6304	200.25	869,285	1999	2001	0	0	0	11.50	88.50

1 SFR CUST 100% - 2023 Heated Area: 3767 HX Base Yr 2023



1719 MCARTHUR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		769,317
TOTAL MARKET OB/XF VALUE		54,870
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,124,187
SOH/AGL Deduction		161,005
ASSESSED VALUE		963,182
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		911,771
TOTAL JUST VALUE		1,124,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,170,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120644	HURRICANE SHUTTER	22,003	04/13/2012
20112124	REMODEL	4,100	11/23/2011
20060150	REMODEL	1,000	01/20/2006
20053245	DEMOLITION	0	12/28/2005
20053166	SWIM POOL	55,000	12/12/2005
990718	NEW CONSTR	0	06/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1713	9/30/2021	WD	Q	I	01	979,000
GRANTOR: BRIDWELL MARK R & SUS						
GRANTEE: FELSBURG-DODD DEBRA						
1688/1899	7/15/2010	WD	Q	I	02	500,000
GRANTOR: TROEH CHRISTOPHER E &						
GRANTEE: BRIDWELL MARK R & S						

BUILDING NOTES

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	
9	0910	SCRN RM L	0	100	43	25	1,075.00	SF	15.00	15.00	100	2007	2007	3	24	3,870	

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=-29,28] W1 S16 S10 W24 S29 E21 E2 N5 E25 N50 W23 $
FUS=[YR=1999;ORIG=15,49] E48 S24 W25 S5 W23 N29 $
PTR=[ORIG=0,0] S49 E15 N49 W15 $
FGR=[YR=1999;ORIG=0,0] W29 S21 E29 N21 $
FUS=[YR=1999;ORIG=15,0] E29 S21 W5 W24 N21 $
FOP=[YR=1999;ORIG=-30,44] W22 D2L2 S8 E24 N10 $
FOP=[YR=1999;ORIG=-33,83] S3 E27 N8 W25 S5 W2 $
FSP=[YR=2007;ORIG=-6,28] E6 N7 W5 S4 W17 S3 E16 $
FST=[YR=1999;ORIG=-5,21] W17 S4 E17 N4 $
FOP=[YR=1999;ORIG=39,21] S4 W17 N4 E17 $
FOP=[YR=2007;ORIG=-29,21] S7 E7 N7 W7 $

LAND DESCRIPTION

TOTAL OB/XF 54,870

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	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS