

LOT 4
IN OR 1042/933
BEACHWAY @ NASSAU LAKE 1-A

THOMPSON SAMUEL L & ANGELA G
23746 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 100	0900	01	2,268	107.8000	128.01	290,327	2002	2002	0	0	15.00	85.00	STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2003													Heated Area: 1959													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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			4057.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,959	100	1,959	213,156																									
FGR	441	55	243	26,440																									
FOP	19	30	6	653																									
FOP	200	30	60	6,529																									
TOTALS			2,619	2,268	246,778																								
EXTRA FEATURES			23746 ARRIGO BLVD, FERNANDINA BEACH																										
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045													
2	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2002	2002	3	83	3,612													
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2002	2002	3	32	10,608													
4	0845	KOOL DECK	0	100	0	0	488.00	SF	7.25	7.25	100	2002	2002	3	83	2,937													
5	0476	VF 6 SBPL	0	100	0	0	196.00	LF	32.00	32.00	100	2013	2013	3	87	5,457													
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522													
TOTAL OB/XF 26,181																													
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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												
REVIEW DATE 02/24/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													