

LOT 9  
IN OR 1866/68  
BEACHWAY @ NASSAU LAKE 1-A

BENVENUTO KRISTY  
23686 ARRIGO BLVD  
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0009-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 30 VINYL 70       |
| Exterior Wall            | 16 WD FR STUC 30  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 11 CLAY TILE 30   |
| 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  |    |

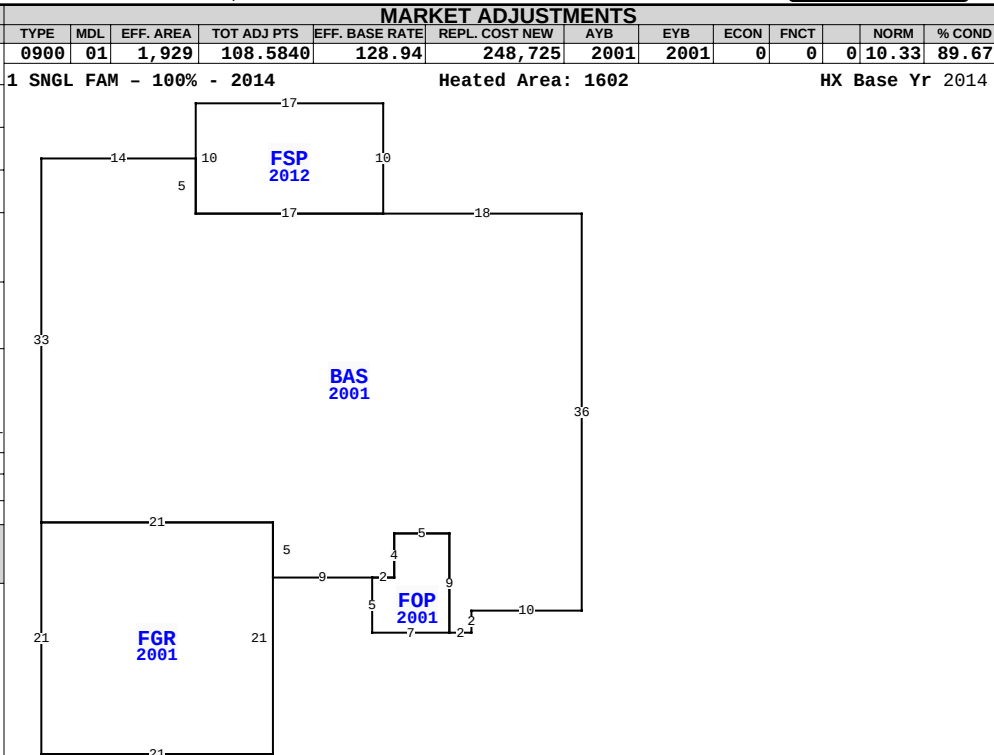
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,602            | 100         | 1,602        | 185,224              |
| FGR       | 441              | 55          | 243          | 28,095               |
| FOP       | 55               | 30          | 16           | 1,850                |
| FSP       | 170              | 40          | 68           | 7,862                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,268 | 1,929 | 223,032 |
|--------|-------|-------|---------|

| EXTRA FEATURES |                       |
|----------------|-----------------------|
| L N            | OB/XF CODE            |
| 1              | 0812                  |
|                | CONCRETE C            |
|                | BLD CAP 0 100         |
|                | L W 0 0               |
|                | UNITS 1,070.00        |
|                | UT SF 4.00            |
|                | Adj R                 |
|                | ADJ UNIT PRICE 4.00   |
|                | ORIG COND 100         |
|                | YEAR ON 2001          |
|                | YEAR ACTUAL 2001      |
|                | Q 3                   |
|                | % COND 82             |
|                | OB/XF MKT VALUE 3,510 |
|                | NOTES                 |

| LAND DESCRIPTION |                             |
|------------------|-----------------------------|
| L N              | USE CODE                    |
| 1                | 000100                      |
|                  | C SFR                       |
|                  | CAP 100                     |
|                  | R D 0003                    |
|                  | LOC ZONE                    |
|                  | FRONT 0.00                  |
|                  | DEPTH 0.00                  |
|                  | TOT LND UTS 1.00            |
|                  | UNIT TYPE LT                |
|                  | D T 1.00                    |
|                  | DPH FACT 1.00               |
|                  | % COND 1.00                 |
|                  | TOT ADJ 1.00                |
|                  | UNIT PRICE 75,000.00        |
|                  | ADJ UNIT PRICE 75,000.00    |
|                  | LAND VALUE 75,000           |
|                  | OTHER ADJUSTMENTS AND NOTES |
|                  | YEAR                        |
|                  | DENSITY                     |
|                  | DECL                        |
|                  | FRZ                         |
|                  | YR                          |
|                  | CONSRV                      |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 02/24/2017 | BY | KW |
|-------------|------------|----|----|



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 23686 ARRIGO BLVD, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/22/2023 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |
|-------------|--|
| 3,510       |  |

| TOTAL OB/XF |  |
|-------------|--|
| 3,510       |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 75,000 | Market: 0 | Agricultural: 0 | Common: 75,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| PAGE 1 of 1               |           |
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 223,032   |
| TOTAL MARKET OB/XF VALUE  | 3,510     |
| TOTAL LAND VALUE - MARKET | 75,000    |
| TOTAL MARKET VALUE        | 301,542   |
| SOH/AGL Deduction         | 159,605   |
| ASSESSED VALUE            | 141,937   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 91,937    |
| TOTAL JUST VALUE          | 301,542   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 229,938   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2105382   | ROOF        | 18,000 | 04/28/2021 |

| SALES DATA                   |           |
|------------------------------|-----------|
| OFF RECORD Number            | DATE      |
| 1866/0068                    | 6/26/2013 |
| TYPE INST                    | Q U       |
| V I                          | I         |
| RSN CD                       | 01        |
| SALE PRICE                   | 155,000   |
| GRANTOR: EDMONDSON DARLENE   |           |
| GRANTEE: BENVENUTO KRISTY    |           |
| 1414/1457                    | 5/24/2006 |
| WD U                         | I         |
| 01                           | 100       |
| GRANTOR: EDMONDSON DARLENE L |           |
| GRANTEE: EDMONDSON JOE D & D |           |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                          |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2001] W18 FSP=[YR=2012] N10 W17 S10 E17 \$ W17 N5 W14 S33 FGR=[YR=2001] S21 E21 N21 W21 \$ E21 S5 E9 FOP=[YR=2001] S5 E7 N9 W5 S4 W2\$ E2 N4 E5 S9 E2 N2 E10 N36 \$. |  |