

LOT 45
IN OR 989/1787
BEACHWAY @ NASSAU LAKE 1-A

ALDRIDGE JAMES V & ALICIA T
23685 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0045-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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
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NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2,048	218,591
FEP	147	80	118	12,595
FGR	483	55	266	28,391
FOP	20	30	6	641
UOP	80	20	16	1,707

TOTALS	2,778	2,454	261,926
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,073.00	SF	4.00	4.00	
2	0851	PATIO STON	0	100	17	9	153.00	SF	0.75	0.75	
3	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00	10.00	
4	1127	BRICK 8"	0	100	0	0	32.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	08/18/2020	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,454	100.7040	119.59	293,474	2001	2003	0	0	10.75	89.25
1 SNGL FAM - 100% - 2021 Heated Area: 2048 HX Base Yr											

23685 ARRIGO BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
6,914											

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6,914											

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			261,926
TOTAL MARKET OB/XF VALUE			6,914
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			343,840
SOH/AGL Deduction			21,575
ASSESSED VALUE			322,265
TOTAL EXEMPTION VALUE			13
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			343,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912757	REPAIR/RRF	13,886	12/16/2019
B30630	REMODEL	16,376	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1050/1096	4/18/2002	WD	U	V	07
GRANTOR: OCEAN REACH JOINT VEN					
GRANTEE: KB HOME JACKSONVILL					
0989/1787	6/04/2001	WD	Q	I	
GRANTOR: TRADEMARK HOME BUILDE					
GRANTEE: ALDRIDGE JAMES & AL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2001] W15 S8 W8 UOP=[YR=2020] N8 W10 S8 E10\$ FEP=[YR=2015] W18 S7 D3 R2 E10 U3 R3 N4 U3 R3 \$ D3 L3 S4 D3 L3 W10 L2 U3 N7 W15 S46 E15 N5 FOP=[YR=2001] E5 N4 W5 S4\$ N4 E5 S4E13 FGR=[YR=2001] S9 E23 N21 W23 S12\$ N12 E23 N37\$.					