LOT 48
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

PITOIS LAURA M
23747 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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

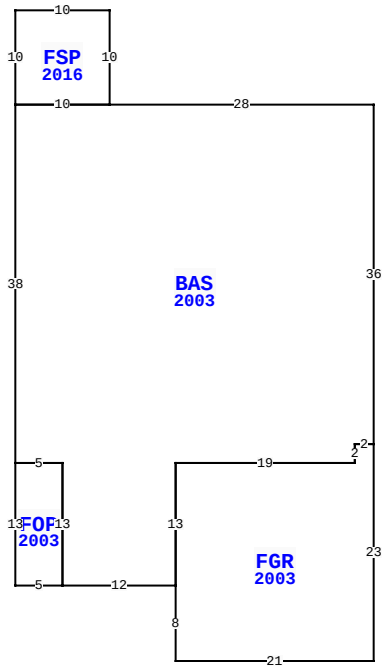
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	186,938
FGR	445	55	245	28,696
FOP	65	30	20	2,342
FSP	100	40	40	4,685
TOTALS	2,206		1,901	222,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,901	107.8000	128.01	243,347	2003	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 1596 HX Base Yr 2020



23747 ARRIGO BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,663
TOTAL MARKET OB/XF VALUE		4,897
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,560
SOH/AGL Deduction		121,531
ASSESSED VALUE		181,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,029
TOTAL JUST VALUE		302,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007991	REPAIR/RRF	0	09/01/2020
M2005228	H/AC	4,300	07/01/2020
B0310877	NEW CONSTR	119,440	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2301/1290	8/27/2019	WD	U	I	11	100
GRANTOR: THIBAULT JAY PAUL						
GRANTEE: PITOIS LAURA M						
2014/0060	11/05/2015	WD	U	I	30	74,700
GRANTOR: THIBAULT JAY-PAUL						
GRANTEE: THIBAULT JAY-PAUL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 FSP=[YR=2016] N10 W10 S10 E10 $ W10 S38 FOP=[YR=2003] S13 E5 N13 W5 $ E5 S13 E12 FGR=[YR=2003] S8 E21 N23 W2 S2 W19 S13 $ N13 E19 N2 E2 N36 $.

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	0811	CONCRETE B	0	100	0	0	806.00	SF	5.20	5.20	100	2003	2003	3	84	3,521	
2	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00	10.00	100	2004	2004	3	86	1,376	

LAND DESCRIPTION

TOTAL OB/XF 4,897

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/28/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS