LOT 1
IN OR 1168/700
BEACHWAY @ NASSAU LAKE #1B

DARBY MICHAEL L & JACKIE S
2058 FRIENDLY ROAD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

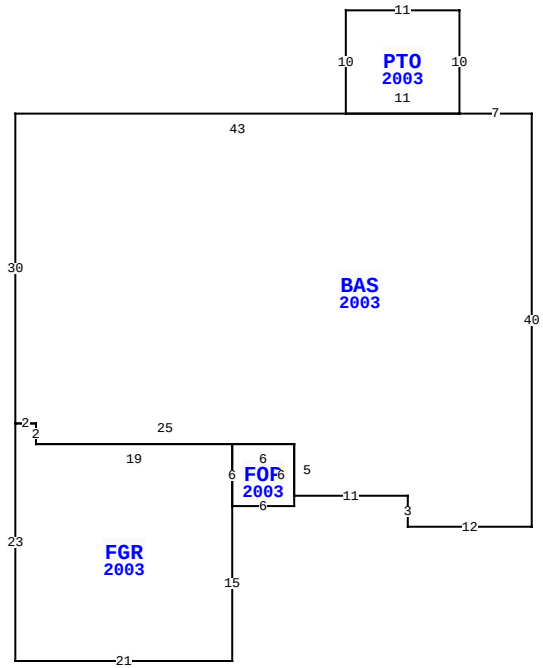
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,747	100	1,747	199,615
FGR	445	55	245	27,994
FOP	36	30	11	1,257
PTO	110	5	6	685
TOTALS	2,338		2,009	229,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,009	104.7620	124.40	249,920	2003	2005	0	0	0	8.15	91.85

1 SNGL FAM – 0% - 0 Heated Area: 1747 HX Base Yr



96605 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	229,552
TOTAL MARKET OB/XF VALUE	3,682
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	308,234
SOH/AGL Deduction	80,114
ASSESSED VALUE	228,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,120
TOTAL JUST VALUE	308,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004799	REPAIR/RRF	11,500	06/01/2020
B0310994	NEW CONSTR	126,080	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0700	9/05/2003	WD	Q	I		127,900
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DARBY MICHAEL L & J						
1076/1756	8/23/2002	WD	U	V	19	98,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JAX INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 PTO=[YR=2003] N10 W11 S10 E11 $ W43 S30
FGR=[YR=2003] S23 E21 N15 FOP=[YR=2003] E6 N6 W6 S6 $ N6
W19 N2 W2 $ E2 S2 E25 S5 E11 S3 E12 N40 $.

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	0	0	0	843.00	SF	5.20	5.20	100	2003	2003	3	84	3,682	

LAND DESCRIPTION

TOTAL OB/XF 3,682

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	0			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