LOT 4
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

KAMPEL ERIC & RUTHA
96675 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

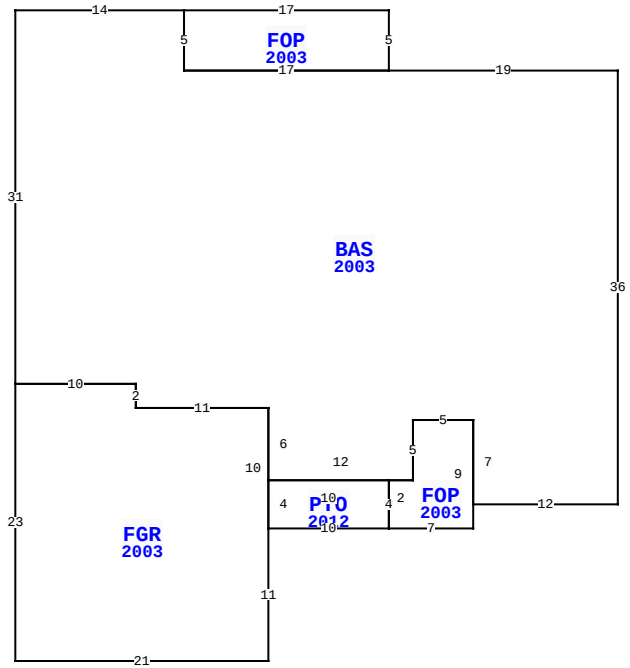
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,623	100	1,623	183,064
FGR	461	55	254	28,650
FOP	53	30	16	1,804
FOP	85	30	26	2,932
PTO	40	5	2	226
TOTALS	2,262		1,921	216,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,921	104.7620	124.40	238,972	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 0% - 2023 Heated Area: 1623 HX Base Yr



96675 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	216,676
TOTAL MARKET OB/XF VALUE	11,351
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	303,027
SOH/AGL Deduction	0
ASSESSED VALUE	303,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,027
TOTAL JUST VALUE	303,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706802	REPAIR/RRF	10,791	10/01/2017
B0210181	NEW CONSTR	120,231	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1917	2/15/2023	WD	Q	I	01	357,500
GRANTOR: MEKARA MICHAEL THOMAS						
GRANTEE: KAMPEL ERIC & RUTHA						
2427/0155	1/18/2021	QC	U	I	11	100
GRANTOR: MEKARA THOMAS M SR						
GRANTEE: MEKARA MICHAEL THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FOP=[YR=2003] N5 W17 S5 E17$ W17 N5 W14 S31 FGR=[YR=2003] S23 E21N11PTO=[YR=2012] E10 FOP=[YR=2003] E7 N9 W5 S5 W2 S4 $ N4 W10 S4 $ N10 W11 N2 W10$ E10 S2E11 S6 E12 N5 E5 S7 E12 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	841.00	SF	5.20	5.20	100	2003	2003	3	84	3,673	
3	0471	VINYL FNC	0	0	0	0	224.00	LF	32.00	32.00	100	2003	2003	3	64	4,588	
4	0472	VF 2 RAIL	0	0	0	0	1.00	LF	15.00	15.00	100	2003	2003	3	64	10	

LAND DESCRIPTION

TOTAL OB/XF 11,351

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