

LOT 8
IN OR 2052/1852
BEACHWAY @ NASSAU LAKE #1B

SUTTON ANNE K
96761 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
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	

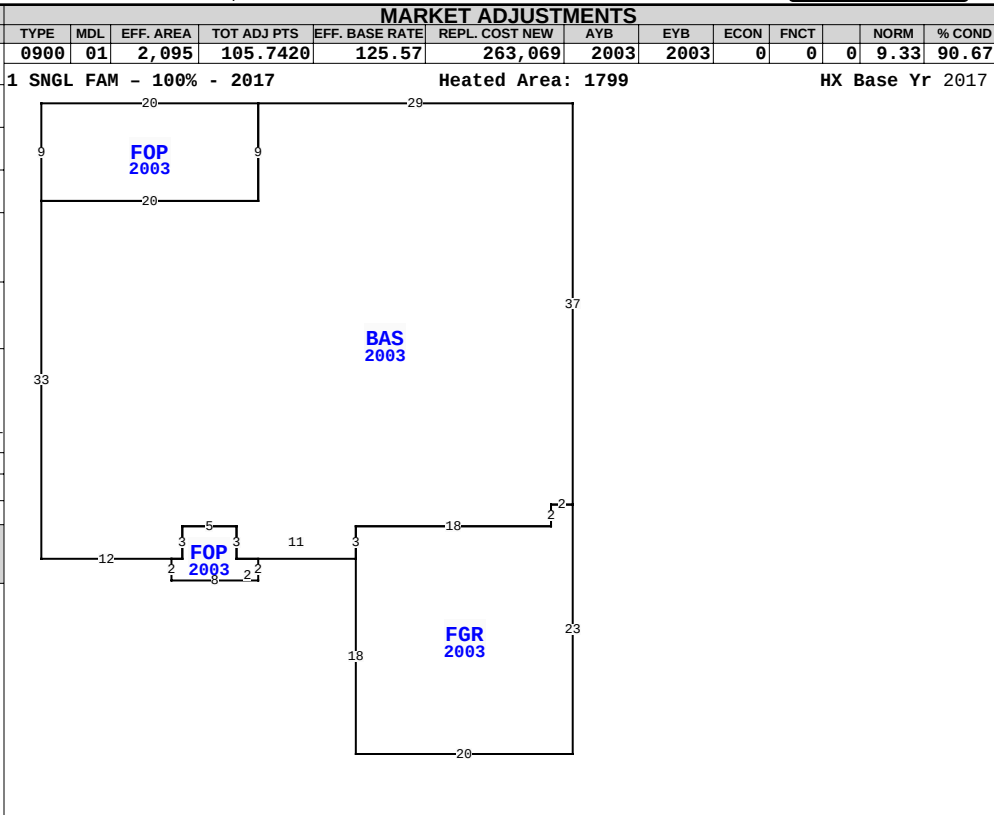
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	204,824
FGR	424	55	233	26,528
FOP	31	30	9	1,025
FOP	180	30	54	6,148

TOTALS	2,434	2,095	238,525
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	850.00	SF	5.20	5.20

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

REVIEW DATE 03/01/2017 BY KW



96761 ARRIGO BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	850.00	SF	5.20	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	850.00	SF	5.20	5.20

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	238,525								
TOTAL MARKET OB/XF VALUE	6,793								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	320,318								
SOH/AGL Deduction	138,084								
ASSESSED VALUE	182,234								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	132,234								
TOTAL JUST VALUE	320,318								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	242,178								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106213	ROOF	19,000	05/14/2021
B0210593	NEW CONSTR	132,358	12/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/1852	6/10/2016	WD	Q	I	01	204,900	
GRANTOR: GOSSETT LINDA M							
GRANTEE: SUTTON ANNE K							
1716/0793	12/23/2010	WD	Q	I	01	161,500	
GRANTOR: MARTINI WILLIAM & PAM							
GRANTEE: GOSSETT LINDA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W29 FOP=[YR=2003] W20 S9 E20 N9\$ S9 W20 S33 E12									
FOP=[YR=2003] S2 E8 N2 W2 N3 W5 S3 W1\$ E1 N3 E5 S3 E11									
FGR=[YR=2003] S18 E20 N23 W2 S2 W18 S3\$ N3 E18 N2 E2 N37\$.									

PRINTED 08/02/2023 BY SYS