

WATSON JUSTIN
96765 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

27-2N-28-014B-0010-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

VINYL 70
FACE BRICK 30
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
1. 100
0 100
NONE 100

DOR CODE

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4057.00

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

1,687

466

49

90

100

55

30

30

1,687

256

15

27

187,303

28,423

1,665

2,998

TOTALS

2,292

1,985

220,389

EXTRA FEATURES

L N 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 0 838.00 SF 5.20 5.20 100 2003 2003 3 84 3,660

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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

03/01/2017

BY

KW

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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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 1,985 104.7620 124.40 246,934 2003 2003 0 0 10.75 89.25

Heated Area: 1687 HX Base Yr 2018

VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE TOTAL MARKET OB/XF VALUE TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUE TOTAL EXEMPTION VALUE HX HB BASE TAXABLE VALUE TOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE

220,389 3,660 75,000 299,049 118,138 180,911 50,000 130,911 299,049 0 228,225

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

2166/1161 12/20/2017 WD Q I 01 215,000

GRANTOR:LIN CHIN CHING YANG & GRANTEE:WATSON JUSTIN

1375/1711 12/21/2005 WD Q I 225,000

GRANTOR:LOFLEY GARY A & KIMBE GRANTEE:LIN CHIN-CHING YANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W18 S5 E18 N5\$ S5 W33 S37 E11 FOP=[YR=2003] S1 E8 N4 W3 N5 W4 S8 W1\$ E1 N8 E4 S5 E12 FGR=[YR=2003] S16 E22 N23 W2 S2 W20 S5\$ N5 E20 N2 E2 N32\$.