LOT 11
IN OR 2183/685
BEACHWAY @ NASSAU LAKE #1B

MEZIERE GARY A/WETHERHILL DONNA D
96771 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

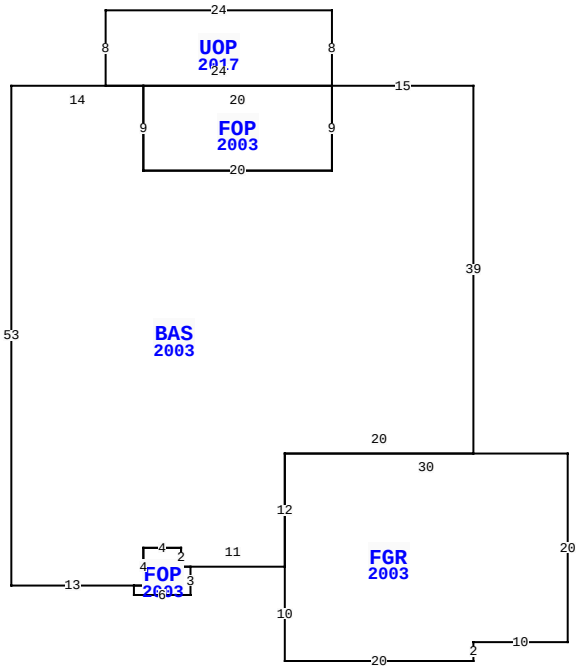
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,099	100	2,099	243,258
FGR	640	55	352	40,794
FOP	24	30	7	811
FOP	180	30	54	6,258
UOP	192	20	38	4,404
TOTALS	3,135		2,550	295,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,550	106.0800	125.97	321,224	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2019 Heated Area: 2099 HX Base Yr 2019



96771 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		295,526
TOTAL MARKET OB/XF VALUE		39,722
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		410,248
SOH/AGL Deduction		151,531
ASSESSED VALUE		258,717
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,717
TOTAL JUST VALUE		410,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106574	ROOF	22,400	05/21/2021
B19708	ADDITION	11,131	04/01/2007
B19635	SWIM POOL	55,000	03/01/2007
B0210131	NEW CONSTR	150,943	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/0685	3/14/2018	WD	Q	I	02	300,000
GRANTOR: PARK JAMES & LAURA M						
GRANTEE: MEZIERE GARY A & DO						
2127/1168	6/16/2017	WD	Q	I	01	279,900
GRANTOR: SOUCY KATHIE RICHARDS						
GRANTEE: PARK JAMES & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 UOP=[YR=2017] N8 W24 S8 E24$
FOP=[YR=2003] W20 S9 E20 N9 $ S9 W20 N9 W14 S53 E13
FOP=[YR=2003] S1E6 N3 W1 N2 W4 S4 W1 $ E1 N4 E4 S2 E11
FGR=[YR=2003] S10 E20 N2 E10 N20 W30 S12 $ N12 E20 N39 $.

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	0812	CONCRETE C	0	100	0	0	1,326.00	SF	4.00	4.00	100	2003	2003	3	84	4,455	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	52	18,564	
3	0911	SCRN RM A	0	100	0	0	1,127.00	SF	17.50	17.50	100	2007	2007	3	35	6,903	
4	0845	KOOL DECK	0	100	0	0	741.00	SF	7.25	7.25	100	2007	2007	3	89	4,781	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
6	0810	CONCRETE A	0	100	28	9	252.00	SF	6.50	6.50	100	2016	2016	3	97	1,589	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 39,722

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 03/01/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS