

LOT 12
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

BACK DAVID M & LISA A
96773 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,024	100	2,024	252,772
FGR	514	55	283	35,343
FOP	26	30	8	999
FOP	210	30	63	7,868
FUS	400	100	400	49,955

TOTALS	3,174		2,778	346,938
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,778	114.8160	136.34	378,753	2003	2006	0	0	8.40	91.60
1 SNGL FAM - 100% - 2021 Heated Area: 2424 HX Base Yr 2021											
96773 ARRIGO BLVD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2023 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,938	
TOTAL MARKET OB/XF VALUE		6,714	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		428,652	
SOH/AGL Deduction		139,972	
ASSESSED VALUE		288,680	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,680	
TOTAL JUST VALUE		428,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1710927	REPAIR/RRF	21,365	12/08/2017
M1317868	H/AC	0	01/22/2013
B0210538	NEW CONSTR	163,248	12/06/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2386/0207	8/10/2020	WD	Q	I	01	325,000	
GRANTOR: TALBOYS BRUCE & PATRI							
GRANTEE: BACK DAVID M & LISA							
2273/0828	5/07/2019	WD	Q	I	01	270,000	
GRANTOR: FRANK SANDRA							
GRANTEE: TALBOYS BRUCE & PAT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FOP=[YR=2003] N10 W21 S10 E21\$ W35 S46 E11									
FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11									
FGR=[YR=2003] S11 E22 N23 W8 N2 W4 S2 W10 S12\$ N12 E10 N2 E4									
S2 E8 N18 W2 N16\$ PTR=E15 FUS 2003=E20 S20 W20 N20\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										6,714									
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												