

LOT 20
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MORROW FAMILY TRUST/MORROW WILLIAM A TRUSTEE
96842 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0020-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																													
Exterior Wall	30	VINYL 70	0900	01	2,594	99.7440	118.45	307,259	2003	2003	0	0	0	9.33	90.67	VALUATION SUMMARY																												
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022													Heated Area: 2302													HX Base Yr 2022															
Roof Structure	03	GABLE/HIP 100														Tax Group: 4													Tax Dist:															
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE													278,592															
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE													7,242															
Interior Floor	14	CARPET 80														TOTAL LAND VALUE - MARKET													75,000															
Interior Floor	08	SHT VINYL 20														TOTAL MARKET VALUE													360,834															
Air Condition	03	CENTRAL 100														SOH/AGL Deduction													79,944															
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE													280,890															
Bedrooms	3	100														TOTAL EXEMPTION VALUE													HX HB 50,000															
Bathrooms	2	100														BASE TAXABLE VALUE													230,890															
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE													360,834															
Stories	1.	1. 100	NCON VALUE													0																												
Units	0	100	INCOME VALUE																																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													272,709																												
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	1,962	100	1,962	210,716																																								
BAS	340	100	340	36,516																																								
FGR	440	55	242	25,991																																								
FOP	20	30	6	645																																								
UOP	220	20	44	4,726																																								
TOTALS	2,982		2,594	278,592																																								
EXTRA FEATURES					96842 ARRIGO BLVD, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/22/2023 MLU									
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	801.00	SF	5.20	5.20	100	2003	2003	3	84	3,499																												
2	0471	VINYL FNC	0	100	0	0	164.00	LF	32.00	32.00	100	2003	2003	3	64	3,359																												
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	64	384																												
BUILDING DIMENSIONS																		BAS=[YR=2012] N10 W12 UOP=[YR=2012] N10 W22 S10 E22 \$ W22 S10 E34 \$ BAS=[YR=2003] W48 S16 W2 S13 E2 S4 FGR=[YR=2003] S22 E20 N22 W20 \$ E20 S13 E10 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E12 N46 \$.																										
LAND DESCRIPTION																		TOTAL OB/XF										7,242																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																												