LOT 24
IN OR 1250/1892
BEACHWAY @ NASSAU LAKE #1B

FINDEISEN NICOLAUS P & SUZAN P
96754 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2023

27-2N-28-014B-0024-0000

BUILDING CHARACTERISTICS

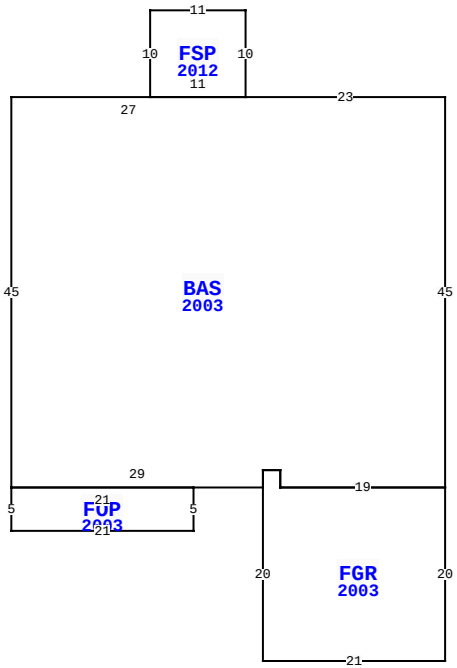
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,246	100	2,246	243,539
FGR	424	55	233	25,264
FOP	105	30	32	3,470
FSP	110	40	44	4,771
TOTALS	2,885		2,555	277,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,555	100.7040	119.59	305,552	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2005 Heated Area: 2246 HX Base Yr 2005



96754 ARRIGO BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,044
TOTAL MARKET OB/XF VALUE		3,433
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,477
SOH/AGL Deduction		193,712
ASSESSED VALUE		161,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,765
TOTAL JUST VALUE		355,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311071	NEW CONSTR	158,070	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/1892	8/05/2004	WD	U	I	07	100
GRANTOR: FOWLER LARRY W & PATR						
GRANTEE: FINDEISEN NICOLAUS						
1243/1107	7/07/2004	WD	Q	I		165,000
GRANTOR: FOWLER LARRY W & PATR						
GRANTEE: FINDEISEN NICOLAUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FSP=[YR=2012] N10 W11 S10 E11 $ W27 S45
FOP=[YR=2003] S5 E21 N5 W21 $ E29 FGR=[YR=2003] S20 E21 N20
W19 N2 W2 S2 $ N2 E2 S2 E19 N45 $.

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	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2003	2003	3	84	3,433	

LAND DESCRIPTION

TOTAL OB/XF 3,433

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 05/12/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS