

PARSONS ERIN E/HUGHES STEPHEN Z
23774 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

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

TOTAL ADJ AREA

SUBAREA MARKET VALUE

BAS

1,864

100

1,864

231,176

FGR

440

55

242

30,013

FOP

20

30

6

744

FSP

210

40

84

10,417

FUS

320

100

320

39,687

TOTALS

2,854

2,516

312,038

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

875.00

SF

5.20

5.20

100

2001

2001

3

80

3,640

2

0476

VF 6 SBPL

0 100

0

0

150.00

LF

32.00

32.00

100

2018

2018

3

94

4,512

3

0470

VNYL GATE

0 100

0

0

2.00

UT

300.00

300.00

100

2018

2018

3

94

564

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

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

06/10/2024

BY

NWX

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,516

109.6320

137.04

344,793

2001

2004

0

0

0

9.50

90.50

1 SNGL FAM - 100% - 2024

Heated Area: 2184

HX Base Yr

21

10

10

34

14

16

2

12

2

20

22

13

10

12

4

2

2

20

44

FSP

2002

FUS

2011

BAS

2001

FGR

2001

FOP

2001

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2023

MLU

23774 ARRIGO BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

312,038

TOTAL MARKET OB/XF VALUE

8,716

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

395,754

SOH/AGL Deduction

0

ASSESSED VALUE

395,754

TOTAL EXEMPTION VALUE

13

395,754

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

395,754

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

381,939

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B230015853

SCRN ENCL OVER EX

11,000

12/12/2023

M1811758

H/AC

0

11/29/2018

R1802344

REMODEL

10,500

03/06/2018

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2070/1278

9/07/2016

WD Q

I

01

240,000

GRANTOR: LEPIRE DAVID R & LIND

GRANTEE: PARSONS ERIN E & ST

1927/1187

7/14/2014

WD Q

I

02

201,000

GRANTOR: MCCAULEY JEREMY E & T

GRANTEE: LEPIRE DAVID R & LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FSP=[YR=2002] N10 W21 S10 E21 \$ W34 S16
W2 S12 E2 S3 FGR=[YR=2001] S22 E20 N22 W20 \$ E20 S13 E10
FOP=[YR=2001] S1 E8 N1 W2 N3W4 S3 W2 \$ E2 N3 E4 S3 E12 N44\$
PTR= E10 FUS=[YR=2011] E16 S20 W16 N20\$W10\$.