LOT 5
IN OR 985/1490
BEACHWAY @ NASSAU LAKE 1-A

JONES JANAY S
23732 ARRIGO BLVD
FERNANDINA BEACH, FL 32034-8111

2024

27-2N-28-014A-0005-0000

BUILDING CHARACTERISTICS

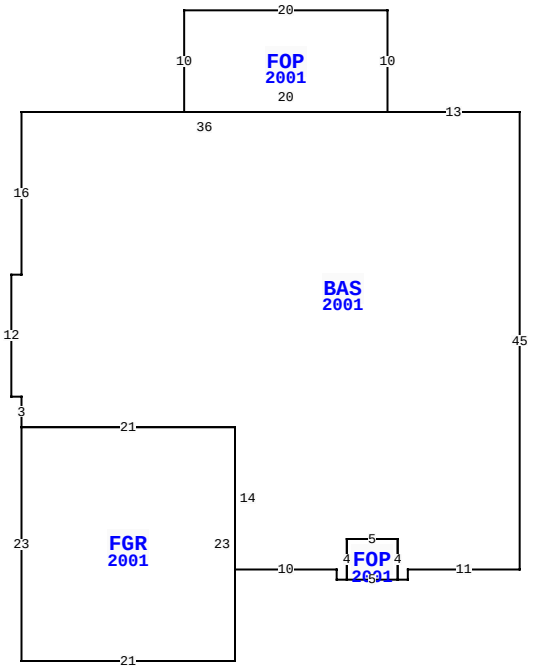
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1,910	223,453
FGR	483	55	266	31,119
FOP	20	30	6	702
FOP	200	30	60	7,019
TOTALS	2,613		2,242	262,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	104.9580	131.20	294,150	2001	2001	0	0	0	10.83	89.17

1 SNGL FAM – 0% - 0 Heated Area: 1910 HX Base Yr



23732 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	262,294
TOTAL MARKET OB/XF VALUE	19,925
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	357,219
SOH/AGL Deduction	64,324
ASSESSED VALUE	292,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,895
TOTAL JUST VALUE	357,219
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103966	ROOF	0	03/31/2021
B1905641	REPLACE DOOR	795	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						
0985/1490	5/11/2001	WD	Q	I		159,500
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: JONES JANAY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2001] N10 W20 S10 E20$ W36 S16 W1S12 E1 S3 FGR=[YR=2001] S23 E21 N23W21 $ E21 S14 E10 S1 E1 FOP=[YR=2001] E5 N4 W5 S4$ N4 E5 S4 E1 N1 E11 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	0	0	0	882.00	SF	5.20	5.20	100	2001	2001	3	80	3,669	
2	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	100	2001	2001	3	27	8,354	
3	0845	KOOL DECK	0	0	0	0	788.00	SF	7.25	7.25	100	2001	2001	3	80	4,570	
4	0911	SCRN RM A	0	0	0	0	952.00	SF	17.50	17.50	100	2001	2001	3	20	3,332	

LAND DESCRIPTION

TOTAL OB/XF 19,925

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	0	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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS