LOT 44
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

CLINE ABIGAIL A
23689 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0044-0000

BUILDING CHARACTERISTICS

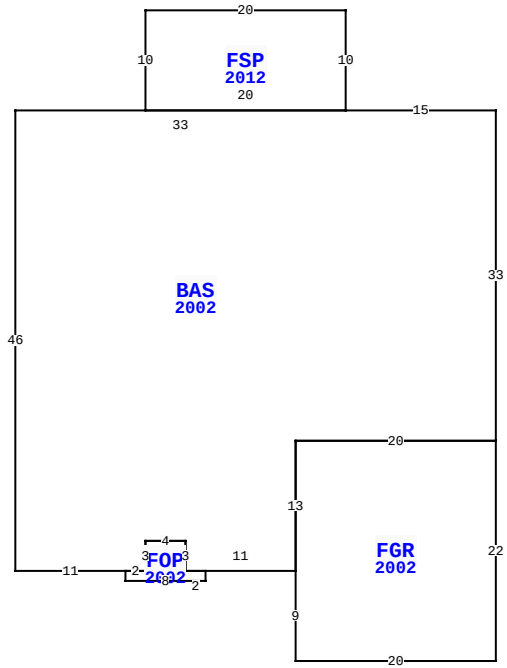
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,936	100	1,936	233,307
FGR	440	55	242	29,163
FOP	20	30	6	723
FSP	200	40	80	9,641
TOTALS	2,596		2,264	272,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,264	106.3300	132.91	300,908	2002	2004	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2020 Heated Area: 1936 HX Base Yr 2020



23689 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,833
TOTAL MARKET OB/XF VALUE		3,799
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,632
SOH/AGL Deduction		141,902
ASSESSED VALUE		209,730
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,730
TOTAL JUST VALUE		351,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100551	REPAIR/RRF	21,000	01/20/2021
M1701457	H/AC	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/0592	4/17/2019	WD	Q	I	01	225,000
GRANTOR: RADCLIFFE MICHAEL & C						
GRANTEE: CLINE ABIGAIL A						
1202/0003	1/15/2004	QC	U	I	01	100
GRANTOR: RADCLIFFE MICHAEL & C						
GRANTEE: RADCLIFFE MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 FSP=[YR=2012] N10 W20 S10 E20$ W33 S46 E11
FOP=[YR=2002] S1 E8 N1 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E11
FGR=[YR=2002] S9 E20 N22 W20 S13$ N13 E20 N33$.

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	891.00	SF	5.20	5.20	100	2002	2002	3	82	3,799	

LAND DESCRIPTION

TOTAL OB/XF 3,799

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS