

LOT 45  
IN OR 989/1787  
BEACHWAY @ NASSAU LAKE 1-A

ALDRIDGE JAMES V & ALICIA T  
23685 ARRIGO BLVD  
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014A-0045-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 70       |
| Exterior Wall            | 20 | FACE BRICK 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 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 |
|---------|----------|----|

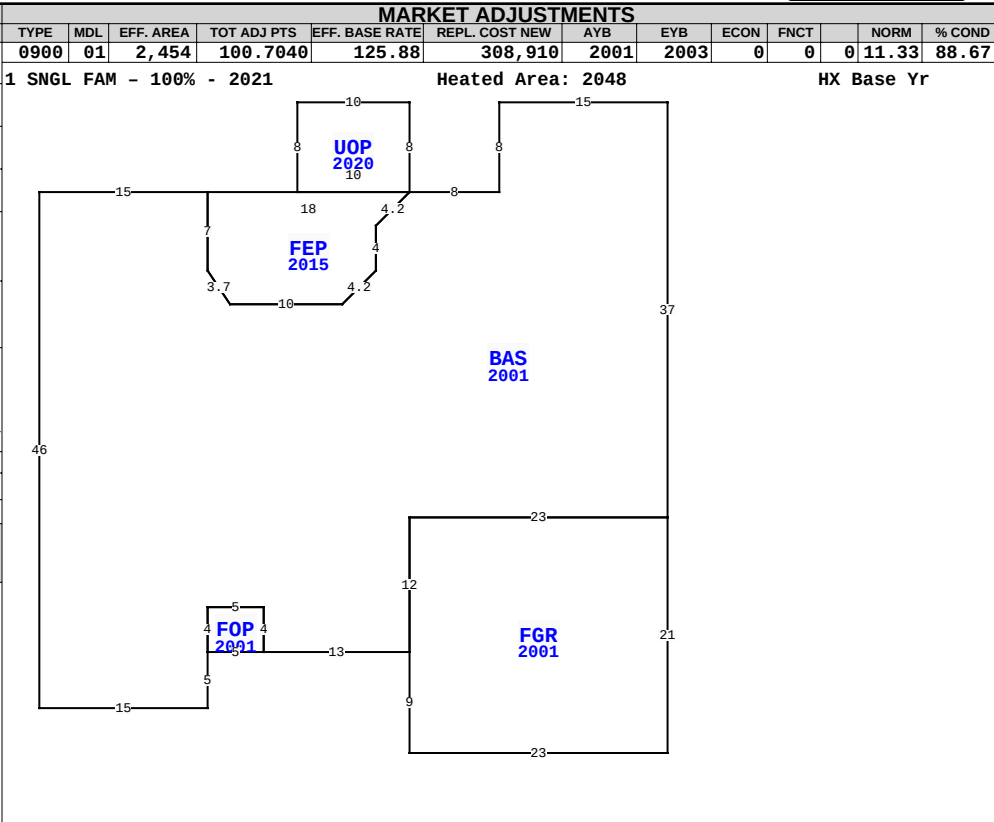
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4057.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,048            | 100         | 2,048        | 228,593              |
| FEP       | 147              | 80          | 118          | 13,171               |
| FGR       | 483              | 55          | 266          | 29,690               |
| FOP       | 20               | 30          | 6            | 669                  |
| UOP       | 80               | 20          | 16           | 1,786                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,778 | 2,454 | 273,910 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|---|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,073.00 | SF | 4.00  | 4.00           | 3,434 |
| 2              | 0851       | PATIO STON  | 0   | 100 | 17 | 9 | 153.00   | SF | 0.75  | 0.75           | 109   |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 306.00   | SF | 10.00 | 10.00          | 2,907 |
| 4              | 1127       | BRICK 8"    | 0   | 100 | 0  | 0 | 32.00    | SF | 11.00 | 11.00          | 348   |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |



23685 ARRIGO BLVD, FERNANDINA BEACH

| TOTAL OB/XF |            |             |     |     |    |   |          |    |       |                |       |
|-------------|------------|-------------|-----|-----|----|---|----------|----|-------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1           | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,073.00 | SF | 4.00  | 4.00           | 3,434 |
| 2           | 0851       | PATIO STON  | 0   | 100 | 17 | 9 | 153.00   | SF | 0.75  | 0.75           | 109   |
| 3           | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 306.00   | SF | 10.00 | 10.00          | 2,907 |
| 4           | 1127       | BRICK 8"    | 0   | 100 | 0  | 0 | 32.00    | SF | 11.00 | 11.00          | 348   |

| TOTAL OB/XF |            |             |     |     |   |     |       |      |       |                |       |
|-------------|------------|-------------|-----|-----|---|-----|-------|------|-------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W   | UNITS | UT   | Adj R | ADJ UNIT PRICE | NOTES |
| 1           | 000100     | C           | SFR | 100 |   | PUD | 0.00  | 0.00 | 1.00  | LT             |       |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| 4                         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 273,910                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 6,798                     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 75,000                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 355,708                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 23,775                    |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 331,933                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 13                        |  |  |  |  |  |  |  |  |  |  |  |
| 331,933                   |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 355,708                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 343,840                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R1912757   | REPAIR/RRF  | 13,886 | 12/16/2019 |
| B30630     | REMODEL     | 16,376 | 06/01/2015 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1050/1096                      | 4/18/2002 | WD           | U      | V      | 07        | 100           |  |  |  |
| GRANTOR: OCEAN REACH JOINT VEN |           |              |        |        |           |               |  |  |  |
| GRANTEE: KB HOME JACKSONVILL   |           |              |        |        |           |               |  |  |  |
| 0989/1787                      | 6/04/2001 | WD           | Q      | I      |           | 139,800       |  |  |  |
| GRANTOR: TRADEMARK HOME BUILDE |           |              |        |        |           |               |  |  |  |
| GRANTEE: ALDRIDGE JAMES & AL   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W15 S8 W8 UOP=[YR=2020] N8 W10 S8 E10\$          |  |  |  |  |  |  |  |  |  |  |  |
| FEP=[YR=2015] W18 S7 D3 R2 E10 U3 R3 N4 U3 R3 \$ D3 L3         |  |  |  |  |  |  |  |  |  |  |  |
| S4 D3 L3 W10 L2 U3 N7 W15 S46 E15 N5 FOP=[YR=2001] E5 N4       |  |  |  |  |  |  |  |  |  |  |  |
| W5 S4\$ N4 E5 S4E13 FGR=[YR=2001] S9 E23 N21 W23 S12\$ N12 E23 |  |  |  |  |  |  |  |  |  |  |  |
| N37\$.                                                         |  |  |  |  |  |  |  |  |  |  |  |