

PITOIS LAURA M
23747 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

27-2N-28-014A-0048-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4057.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5961001,596195,706

FGR4455524530,043

FOP6530202,452

FSP10040404,905

TOTALS2,2061,901233,106

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000806.00SF5.205.20100200320033833,479

20855CONC PAVER010000160.00SF10.0010.00100200420043841,344

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT PRICED TDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.0075,000.0075,000.0075,000REVIEW 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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTALS

0900011,901107.8000134.75256,16020032005009.0091.00

1 SNGL FAM - 100% - 2020 Heated Area: 1596 HX Base Yr 2020

Diagram showing lot area breakdown:
- BAS 2003: 1,596 sq ft
- FGR 2003: 445 sq ft
- FOP 2003: 65 sq ft
- FSP 2003: 100 sq ft

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE233,106

TOTAL MARKET OB/XF VALUE4,823

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE312,929

SOH/AGL Deduction126,469

ASSESSED VALUE186,460

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE136,460

TOTAL JUST VALUE312,929

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE302,560

SALES DATA

OFF RECORD NumberDATEINSTTYPEQUANTITYPRICE

2301/12908/27/2019WDUI11100

GRANTOR: THIBAULT JAY PAUL

GRANTEE: PITOIS LAURA M

2014/006011/05/2015WDUII3074,700

GRANTOR: THIBAULT JAY-PAUL

GRANTEE: THIBAULT JAY-PAUL E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 FSP=[YR=2016] N10 W10 S10 E10 \$ W10 S38
FOP=[YR=2003] S13 E5 N13 W5 \$ E5 S13 E12 FGR=[YR=2003] S8
E21 N23 W2 S2 W19 S13 \$ N13 E19 N2 E2 N36 \$.