

JONES RONALD E
96689 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

27-2N-28-014B-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																																		
Exterior Wall	30	VINYL 100	0900	01	1,990	103.8800	129.85	258,402	2003	2006	0	0	0	8.00	92.00	Tax Group: 4		Tax Dist:																																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004										Heated Area: 1747										HX Base Yr 2004																													
Roof Cover	03	COMP SHNGL 100											BAS 2003										FGR 2003										PFO 2003																			
Interior Wall	05	DRYWALL 100																																																		
Interior Floo	14	CARPET 80																																																		
Interior Floo	08	SHT VINYL 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																																																
NEIGHBORHOOD/LOC			4057.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,747	100	1,747	208,700																																																
FGR	424	55	233	27,835																																																
FOP	30	30	9	1,075																																																
PTO	18	5	1	120																																																
TOTALS			2,219	1,990																																																
EXTRA FEATURES			96689 ARRIGO BLVD, FERNANDINA BEACH																																																	
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	816.00	SF	5.20	5.20	100	2003	2003	3	83	3,522																																					
TOTAL OB/XF 3,522																																																				
LAND DESCRIPTION																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																																				