

LOT 7
IN OR 2055/379
BEACHWAY @ NASSAU LAKE #1B

DICKERSON VERONIQUE
96759 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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/LAMMT 70
Interior Floo	11 CLAY TILE 30
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	1,624	100	1,624	201,262
FGR	445	55	245	30,363
FOP	53	30	16	1,983
FOP	85	30	26	3,222
TOTALS	2,207		1,911	236,830

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0 100	0	0	825.00	SF	5.20	5.20	100	2003

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,911	109.9560	137.44	262,648	2003	2003	0	0	9.83	90.17
1 SNGL FAM - 100% - 2020 Heated Area: 1624 HX Base Yr 2020											
96759 ARRIGO BLVD, FERNANDINA BEACH											

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

TOTAL OB/XF											
6,606											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,830	
TOTAL MARKET OB/XF VALUE		6,606	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		318,436	
SOH/AGL Deduction		127,769	
ASSESSED VALUE		190,667	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,667	
TOTAL JUST VALUE		318,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001992	REPAIR/RRF	7,000	03/01/2020
B0310795	NEW CONSTR	120,231	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2055/0379	5/03/2016	QC	U	I	11
GRANTOR: WOODS MARCUS					
GRANTEE: DICKERSON VERONIQUE					
1150/0305	7/02/2003	WD	Q	I	
GRANTOR: KB HOME JACKSONVILLE					
GRANTEE: DICKERSON VERONIQUE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W18 FOP=[YR=2003] N5 W17 S5 E17\$ W17 N5 W14 S32 FGR=[YR=2003] S23 E21 N21 W19 N2 W2\$ E2 S2 E19 S5 E10 FOP=[YR=2003] S4 E7 N9 W5 S5 W2\$ E2 N5 E5 S7 E11 N36\$.											

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

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