LOT 8
IN OR 2052/1852
BEACHWAY @ NASSAU LAKE #1B

SUTTON ANNE K
96761 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0008-0000

BUILDING CHARACTERISTICS

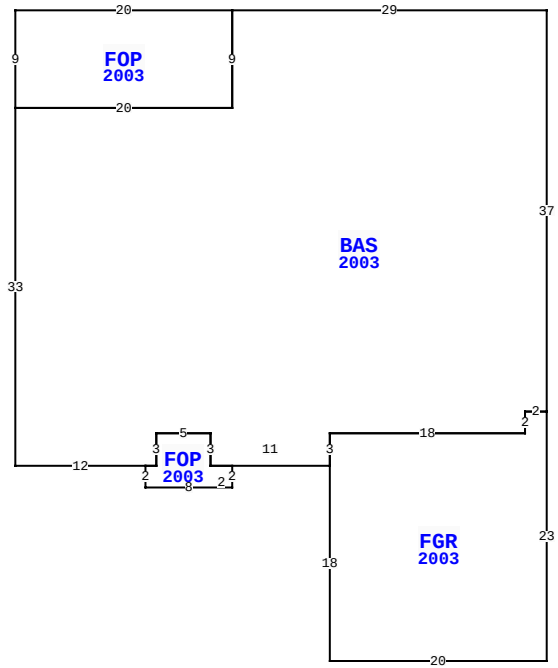
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,799	100	1,799	214,417
FGR	424	55	233	27,771
FOP	31	30	9	1,073
FOP	180	30	54	6,436
TOTALS	2,434		2,095	249,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,095	105.7420	132.18	276,917	2003	2003	0	0	0	9.83	90.17

1 SNGL FAM – 100% - 2017 Heated Area: 1799 HX Base Yr 2017



96761 ARRIGO BLVD, FERNANDINA BEACH

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2003	2003	3	83	3,669	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,696
TOTAL MARKET OB/XF VALUE		6,714
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,410
SOH/AGL Deduction		143,709
ASSESSED VALUE		187,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,701
TOTAL JUST VALUE		331,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106213	ROOF	19,000	05/14/2021
B0210593	NEW CONSTR	132,358	12/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1852	6/10/2016	WD	Q	I	01	204,900
GRANTOR: GOSSETT LINDA M						
GRANTEE: SUTTON ANNE K						
1716/0793	12/23/2010	WD	Q	I	01	161,500
GRANTOR: MARTINI WILLIAM & PAM						
GRANTEE: GOSSETT LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W29 FOP=[YR=2003] W20 S9 E20 N9$ S9 W20 S33 E12
FOP=[YR=2003] S2 E8 N2 W2 N3 W5 S3 W1$ E1 N3 E5 S3 E11
FGR=[YR=2003] S18 E20 N23 W2 S2 W18 S3$ N3 E18 N2 E2 N37$.

LAND DESCRIPTION

TOTAL OB/XF 6,714

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