

LOT 20
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MORROW FAMILY TRUST/MORROW WILLIAM A TRUSTEE
96842 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-0020-0000



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	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 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	220,576
BAS	340	100	340	38,224
FGR	440	55	242	27,207
FOP	20	30	6	674
UOP	220	20	44	4,947
TOTALS	2,982		2,594	291,628

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,594	99.7440	124.68	323,420	2003	2003	0	0	9.83	90.17
1 SNGL FAM - 100% - 2022 Heated Area: 2302 HX Base Yr 2022											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,628	
TOTAL MARKET OB/XF VALUE		7,024	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		373,652	
SOH/AGL Deduction		84,335	
ASSESSED VALUE		289,317	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		239,317	
TOTAL JUST VALUE		373,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,834	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17201	H/AC	0	05/01/2012
B25897	ADDITION	40,997	04/01/2012
B0210167	NEW CONSTR	142,211	09/05/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/1862	7/09/2021	WD	Q	I	01	355,000	
GRANTOR: DRAKE PAUL DAVID & JO							
GRANTEE: MORROW FAMILY TRUST							
1550/0310	2/08/2008	WD	U	I	01	100	
GRANTOR: DRAKE PAUL DAVID & JO							
GRANTEE: DRAKE PAUL D & JODY							

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	100	2003	2003	3
2	0471	VINYL FNC	0	100	0	0	164.00	LF	32.00	32.00	100	2003	2003	3
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2012] N10 W12 UOP=[YR=2012] N10 W22 S10 E22 \$ W22 S10 E34 \$ BAS=[YR=2003] W48 S16 W2 S13 E2 S4 FGR=[YR=2003] S22 E20 N22 W20 \$ E20 S13 E10 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E12 N46 \$.			

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