LOT 2
IN OR 1359/682
BEACHWAY @ NASSAU LAKE 1-A

GAY DONALD
2145 TALBOT CT
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0002-0000

BUILDING CHARACTERISTICS

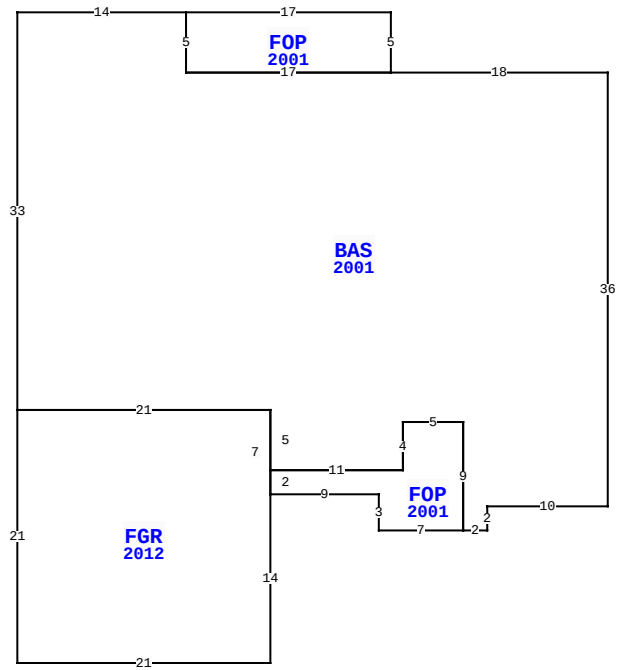
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100	2001	1,602	207,279
FGR	441	55	2012	243	31,441
FOP	73	30	2001	22	2,846
FOP	85	30	2001	26	3,364
TOTALS	2,201			1,893	244,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	110.5440	145.92	276,227	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 0% - 0 Heated Area: 1602 HX Base Yr



23786 ARRIGO BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,930
TOTAL MARKET OB/XF VALUE	6,608
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	336,538
SOH/AGL Deduction	62,507
ASSESSED VALUE	274,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,031
TOTAL JUST VALUE	336,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0682	10/17/2005	WD	Q	I		220,000
GRANTOR: SHAFER BRANDON A & RA						
GRANTEE: GAY DONALD						
1125/1301	3/31/2003	WD	Q	I		148,500
GRANTOR: KBONE INC						
GRANTEE: SHAFER BRANDON & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FOP=[YR=2001] N5 W17 S5 E17 $ W17 N5 W14 S33 FGR=[YR=2012] S 21 E21 N14 FOP=[YR=2001] E9 S3 E7 N9 W5 S4 W11 S2$ N7 W21$ E21 S5 E11 N4 E5 S9 E2 N2 E10 N36 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	0	0	0	893.00	SF	5.20	5.20	100	2001	2001	3	79	3,668	

LAND DESCRIPTION

TOTAL OB/XF 6,608

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	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS