LOT 3
IN OR 2070/1278
BEACHWAY @ NASSAU LAKE 1-A

PARSONS ERIN E/HUGHES STEPHEN Z
23774 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

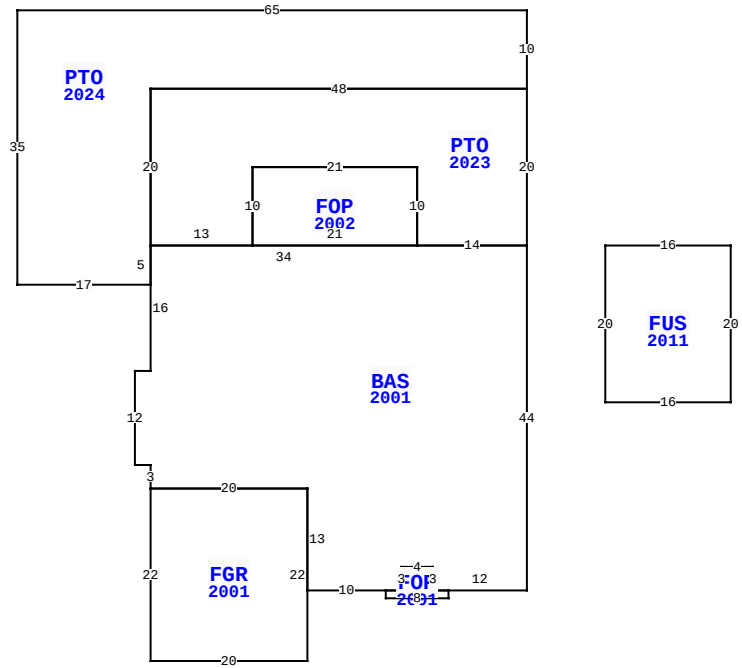
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	2001	1,864	238,719
FGR	440	55	2001	242	30,993
FOP	20	30	2001	6	768
FOP	210	30	2002	63	8,069
FUS	320	100	2011	320	40,982
PTO	750	5	2023	38	4,867
PTO	1,075	5	2024	54	6,915
TOTALS	4,679			2,587	331,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,587	109.6320	144.71	374,365	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2024 Heated Area: 2184 HX Base Yr



23774 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,313
TOTAL MARKET OB/XF VALUE		32,763
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		449,076
SOH/AGL Deduction		5,958
ASSESSED VALUE		443,118
TOTAL EXEMPTION VALUE	13	443,118
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		449,076
NCON VALUE		35,887
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015853	SCRN ENCL OVER EX	11,000	12/12/2023
M1811758	H/AC	0	11/29/2018
R1802344	REMODEL	10,500	03/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1278	9/07/2016	WD	Q	I	01	240,000
GRANTOR: LEPIRE DAVID R & LIND						
GRANTEE: PARSONS ERIN E & ST						
1927/1187	7/14/2014	WD	Q	I	02	201,000
GRANTOR: MCCAULEY JEREMY E & T						
GRANTEE: LEPIRE DAVID R & LI						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	875.00	SF	5.20	5.20	100	2001	2001	3	79	3,595	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2018	2018	3	92	4,416	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0912	SCRN RM G	0	100	0	0	1,210.00	SF	20.00	20.00	100	2025	2024		100	24,200	

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W14 W34 S16 W2 S12 E2 S3 E20 S13 E10 E2 N3 E4 S3 E12 N44 $
PTO=[YR=2024;ORIG=0,-20] W48 S20 S5 W17 N35 E65 S10 $
PTO=[YR=2023;ORIG=0,0] W14 N10 W21 S10 W13 N20 E48 S20 $
FGR=[YR=2001;ORIG=-48,31] S22 E20 N22 W20 $
FUS=[YR=2011;ORIG=10,0] E16 S20 W16 N20 $
FOP=[YR=2002;ORIG=-14,0] N10 W21 S10 E21 $
FOP=[YR=2001;ORIG=-18,44] S1 E8 N1 W2 N3 W4 S3 W2 $
PTR=[ORIG=0,0] E10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,763

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	100	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 01/24/2025 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS