LOT 4
IN OR 1042/933
BEACHWAY @ NASSAU LAKE 1-A

THOMPSON SAMUEL L & ANGELA G
23746 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

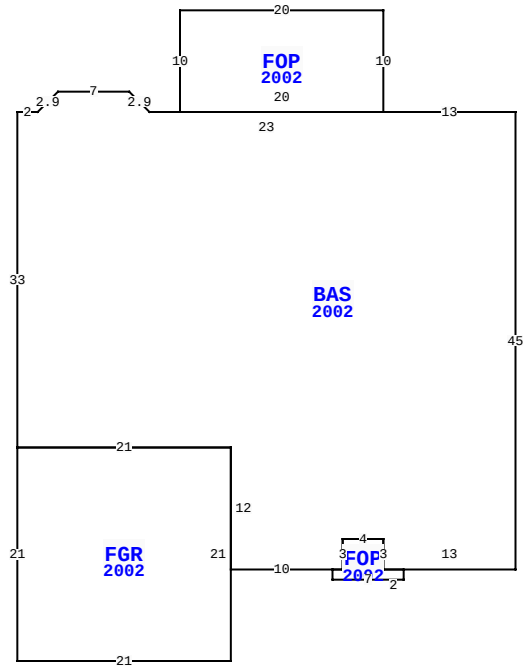
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	2002	1,959	232,770
FGR	441	55	2002	243	28,873
FOP	19	30	2002	6	713
FOP	200	30	2002	60	7,129
TOTALS	2,619			2,268	269,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	107.8000	142.30	322,736	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2003 Heated Area: 1959 HX Base Yr 2003



23746 ARRIGO BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,485
TOTAL MARKET OB/XF VALUE		23,942
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,427
SOH/AGL Deduction		201,809
ASSESSED VALUE		176,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,896
TOTAL JUST VALUE		378,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013555	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						
1042/0933	3/08/2002	WD	Q	I		174,000
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: THOMPSON SAMUEL & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FOP=[YR=2002] N10 W20 S10 E20$ W23 U2 L2 W7 D2 L2 W2 S33 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S12 E10 FOP=[YR=2002] S1 E7 N1 W2 N3 W4 S3 W1$ E1 N3 E4 S3 E13 N45$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	837.00	SF	5.20	5.20	100	2002	2002	3	80	3,482	
3	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2002	2002	3	27	8,951	
4	0845	KOOL DECK	0	100	0	0	488.00	SF	7.25	7.25	100	2002	2002	3	80	2,830	
5	0476	VF 6 SBPL	0	100	0	0	196.00	LF	32.00	32.00	100	2013	2013	3	83	5,206	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 23,942

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 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