LOT 5
IN OR 985/1490
BEACHWAY @ NASSAU LAKE 1-A

JONES JANAY S
23732 ARRIGO BLVD
FERNANDINA BEACH, FL 32034-8111

2025

27-2N-28-014A-0005-0000

BUILDING CHARACTERISTICS

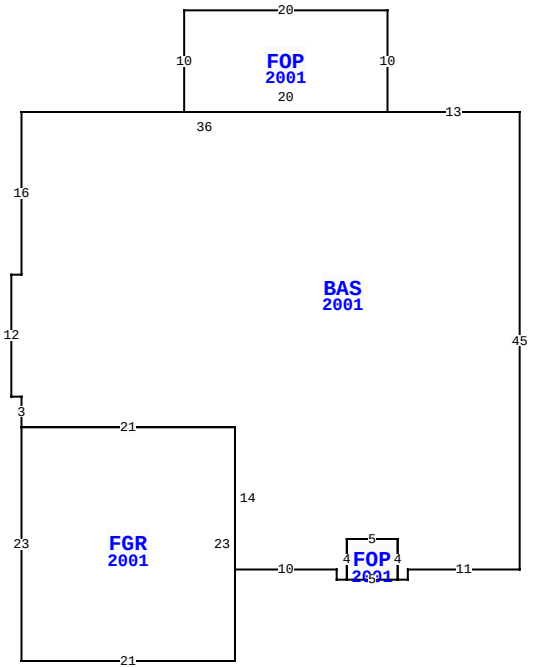
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,910	100	2001	1,910	234,631
FGR	483	55	2001	266	32,677
FOP	20	30	2001	6	737
FOP	200	30	2001	60	7,370
TOTALS	2,613			2,242	275,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	104.9580	138.54	310,607	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 0% - 0 Heated Area: 1910 HX Base Yr



23732 ARRIGO BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0811	CONCRETE B	0	0	0	0	882.00	SF	5.20	5.20	100	2001	2001	3	79	3,623	
2	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	100	2001	2001	3	25	7,735	
3	0845	KOOL DECK	0	0	0	0	788.00	SF	7.25	7.25	100	2001	2001	3	79	4,513	
4	0911	SCRN RM A	0	0	0	0	952.00	SF	17.50	17.50	100	2001	2001	3	20	3,332	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,415
TOTAL MARKET OB/XF VALUE	19,203
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	379,618
SOH/AGL Deduction	57,433
ASSESSED VALUE	322,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,185
TOTAL JUST VALUE	379,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103966	ROOF	0	03/31/2021
B1905641	REPLACE DOOR	795	07/01/2019

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						
0985/1490	5/11/2001	WD	Q	I		159,500
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: JONES JANAY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FOP=[YR=2001] N10 W20 S10 E20$ W36 S16 W1S12 E1 S3 FGR=[YR=2001] S23 E21 N23W21 $ E21 S14 E10 S1 E1 FOP=[YR=2001] E5 N4 W5 S4$ N4 E5 S4 E1 N1 E11 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 19,203

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS