LOT 8
IN OR 1284/1825
BEACHWAY @ NASSAU LAKE 1-A

HADER MICHAEL W JR
70654 656 AVE
FALLS CITY, NE 68355

2025

27-2N-28-014A-0008-0000

BUILDING CHARACTERISTICS

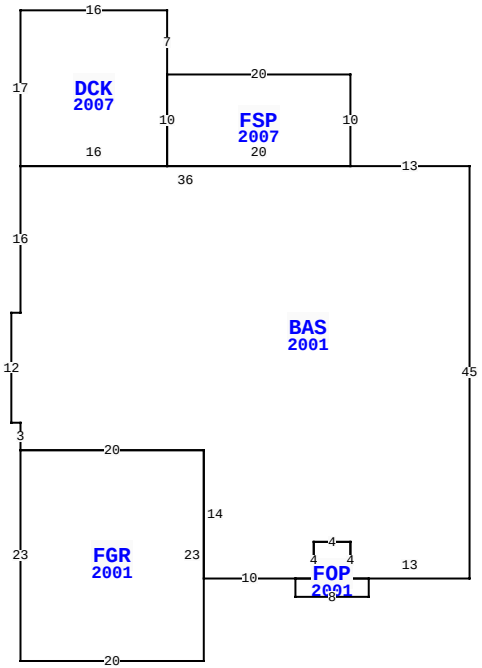
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,921	100	2001	1,921	231,574
DCK	272	10	2007	27	3,254
FGR	460	55	2001	253	30,499
FOP	32	30	2001	10	1,205
FSP	200	40	2007	80	9,644
TOTALS	2,885			2,291	276,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	102.9000	135.83	311,187	2001	2001	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 0 Heated Area: 1921 HX Base Yr



23700 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	276,178
TOTAL MARKET OB/XF VALUE	3,697
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	364,875
SOH/AGL Deduction	65,832
ASSESSED VALUE	299,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,043
TOTAL JUST VALUE	364,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515099	ELEC OTHER	150	06/01/2005
B018538	NEW CONSTR	92,763	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/1825	12/30/2004	WD	Q	I		192,500
GRANTOR: RUSH NEVILLE & JOYCE						
GRANTEE: HADER MICHAEL W JR						
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FSP=[YR=2007] N10 W20 DCK=[YR=2007] N7 W16 S17 E16 N10$ S10 E20$ W36 S16 W1 S12 E1 S3 FGR=[YR=2001] S23 E20 N23 W20$ E20 S14 E10 FOP=[YR=2001] S2 E8 N2 W2 N4 W4 S4 W2$ E2 N4 E4 S4 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	0811	CONCRETE B	0	0	0	0	900.00	SF	5.20	5.20	100	2001	2001	3	79	3,697	

LAND DESCRIPTION

TOTAL OB/XF 3,697

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 11/25/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS