LOT 9
IN OR 1866/68
BEACHWAY @ NASSAU LAKE 1-A

BENVENUTO KRISTY
23686 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

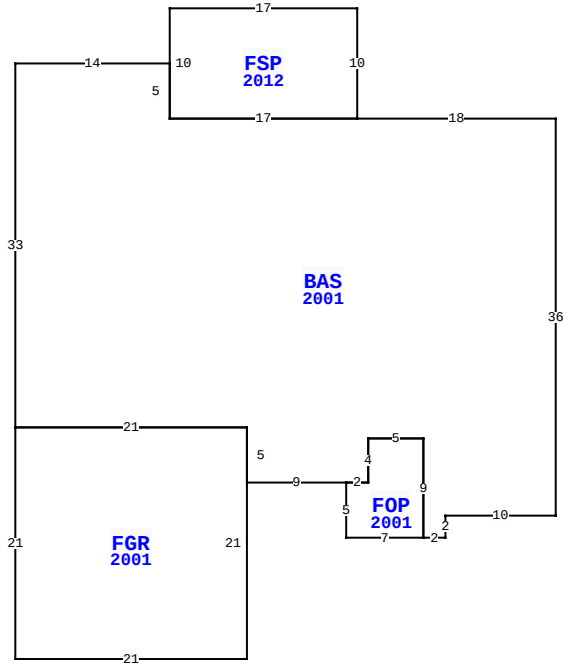
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	203,600
FGR	441	55	2001	243	30,883
FOP	55	30	2001	16	2,033
FSP	170	40	2012	68	8,642
TOTALS	2,268			1,929	245,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,929	108.5840	143.33	276,484	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2014 Heated Area: 1602 HX Base Yr 2014



23686 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		245,158
TOTAL MARKET OB/XF VALUE		3,381
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		333,539
SOH/AGL Deduction		183,104
ASSESSED VALUE		150,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,713
TOTAL JUST VALUE		333,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105382	ROOF	18,000	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1866/0068	6/26/2013	WD	Q	I	01	155,000
GRANTOR: EDMONDSON DARLENE						
GRANTEE: BENVENUTO KRISTY						
1414/1457	5/24/2006	WD	Q	I	01	100
GRANTOR: EDMONDSON DARLENE L						
GRANTEE: EDMONDSON JOE D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FSP=[YR=2012] N10 W17 S10 E17 $ W17 N5 W14 S33 FGR=[YR=2001] S21 E21 N21 W21 $ E21 S5 E9 FOP=[YR=2001] S5 E7 N9 W5 S4 W2$ E2 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	0812	CONCRETE C	0	100	0	0	1,070.00	SF	4.00	4.00	100	2001	2001	3	79	3,381	

LAND DESCRIPTION

TOTAL OB/XF 3,381

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