

LOT 45
IN OR 989/1787
BEACHWAY @ NASSAU LAKE 1-A

ALDRIDGE JAMES V & ALICIA T
23685 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	4057.00
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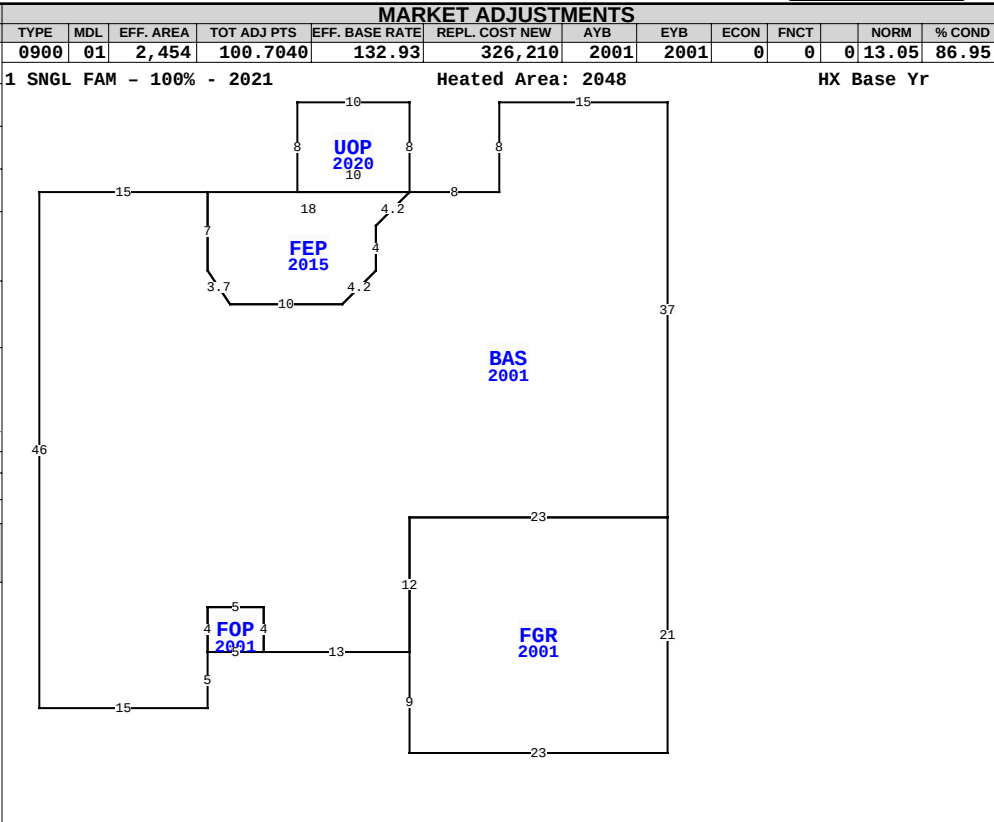
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	2001	2,048	236,714
FEP	147	80	2015	118	13,639
FGR	483	55	2001	266	30,745
FOP	20	30	2001	6	694
UOP	80	20	2020	16	1,849

TOTALS	2,778			2,454	283,640
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,073.00	SF	4.00
2	0851	PATIO STON	0	100	17	9	153.00	SF	0.75
3	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00
4	1127	BRICK 8"	0	100	0	0	32.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE	08/18/2020	BY	KWA
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TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,073.00	SF	4.00
2	0851	PATIO STON	0	100	17	9	153.00	SF	0.75
3	0855	CONC PAVER	0	100	0	0	306.00	SF	10.00
4	1127	BRICK 8"	0	100	0	0	32.00	SF	11.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	000100	C	RES	100		PUD	0.00	0.00	1.00

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,640	
TOTAL MARKET OB/XF VALUE		6,751	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		375,391	
SOH/AGL Deduction		33,832	
ASSESSED VALUE		341,559	
TOTAL EXEMPTION VALUE		13	341,559
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		375,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1912757	REPAIR/RRF	13,886	12/16/2019
B30630	REMODEL	16,376	06/01/2015

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									
0989/1787	6/04/2001	WD	Q	I		139,800			
GRANTOR: TRADEMARK HOME BUILDE									
GRANTEE: ALDRIDGE JAMES & AL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W15 S8 W8 UOP=[YR=2020] N8 W10 S8 E10\$ FEP=[YR=2015] W18 S7 D3 R2 E10 U3 R3 N4 U3 R3 \$ D3 L3 S4 D3 L3 W10 L2 U3 N7 W15 S46 E15 N5 FOP=[YR=2001] E5 N4 W5 S4\$ N4 E5 S4E13 FGR=[YR=2001] S9 E23 N21 W23 S12\$ N12 E23 N37\$.									