LOT 46
IN OR 1895/659
BEACHWAY @ NASSAU LAKE 1-A

KRAJEWSKI GREGORY
23705 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0046-0000

BUILDING CHARACTERISTICS

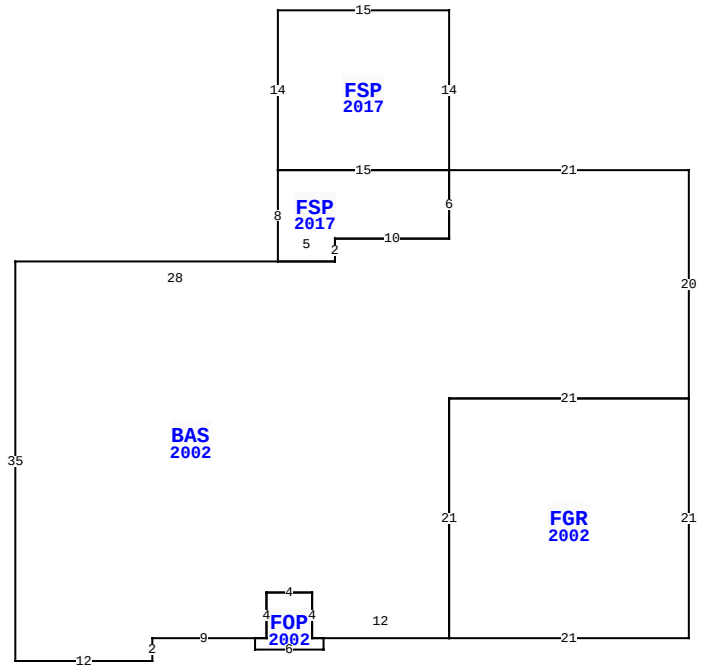
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,702	100	2002	1,702	230,291
FGR	441	55	2002	243	32,880
FOP	22	30	2002	7	947
FSP	100	40	2017	40	5,413
FSP	210	40	2017	84	11,366
TOTALS	2,475			2,076	280,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	114.9540	151.74	315,012	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2014 Heated Area: 1702 HX Base Yr 2014



23705 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		280,896
TOTAL MARKET OB/XF VALUE		4,940
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,836
SOH/AGL Deduction		198,945
ASSESSED VALUE		171,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,169
TOTAL JUST VALUE		370,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705927	SCRN PORCH	6,494	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/0659	12/19/2013	SW	Q	I	01	145,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: KRAJEWSKI GREGORY						
1785/0494	3/26/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 FSP=[YR=2017] N14 W15 S14 E15$
FSP=[YR=2017] W15 S8 E5 N2 E10 N6$ S6 W10 S2 W28 S35 E12 N2
E9 FOP=[YR=2002] S1 E6 N1 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E12
FGR=[YR=2002] E21 N21 W21 S21$ N21 E21 N20$.

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	0810	CONCRETE A	0	100	0	0	950.00	SF	6.50	6.50	100	2002	2002	3	80	4,940	

LAND DESCRIPTION

TOTAL OB/XF 4,940

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS