PT OF LOT 47 IN OR 1986/65
BEACHWAY @ NASSAU LAKE 1-A
PBK 6/199

TAYLOR APRIL J
23745 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0047-0000

BUILDING CHARACTERISTICS

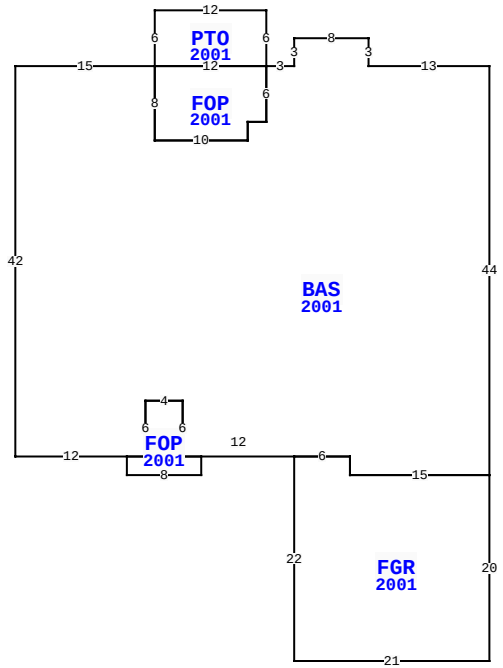
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2001	2,080	250,276
FGR	432	55	2001	238	28,638
FOP	40	30	2001	12	1,444
FOP	92	30	2001	28	3,369
PTO	72	5	2001	4	481
TOTALS	2,716			2,362	284,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,362	102.8020	135.70	320,523	2001	2001	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2016 Heated Area: 2080 HX Base Yr 2016



23745 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		284,208
TOTAL MARKET OB/XF VALUE		4,576
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		373,784
SOH/AGL Deduction		178,599
ASSESSED VALUE		195,185
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		139,463
TOTAL JUST VALUE		373,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0065	6/12/2015	WD	Q	I	02	193,000
GRANTOR: LEGGE WILLIAM S &						
GRANTEE: TAYLOR APRIL J						
1481/1099	2/27/2007	QC	Q	I	01	86,000
GRANTOR: GONZALEZ ANA MARIE						
GRANTEE: LEGGE WILLIAM S & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 N3 W8 S3 W3 PTO=[YR=2001] N6 W12 S6
FOP=[YR=2001] S8 E10 N2 E2 N6 W12 $ E12 $ S6 W2 S2 W10 N8
W15 S42 E12 FOP=[YR=2001] S2 E8 N2 W2 N6 W4 S6 W2 $ E2 N6 E4
S6 E12 FGR=[YR=2001] S22 E21 N20 W15 N2 W6 $ E6 S2 E15 N44 $
.

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	1,448.00	SF	4.00	4.00	100	2001	2001	3	79	4,576	

LAND DESCRIPTION

TOTAL OB/XF 4,576

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS