LOT 49
IN OR 1175/307
BEACHWAY @ NASSAU LAKE 1-A

FELIX DEBORAH J
86111 KNOTTED OAK WAY
YULEE, FL 32097

2025

27-2N-28-014A-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

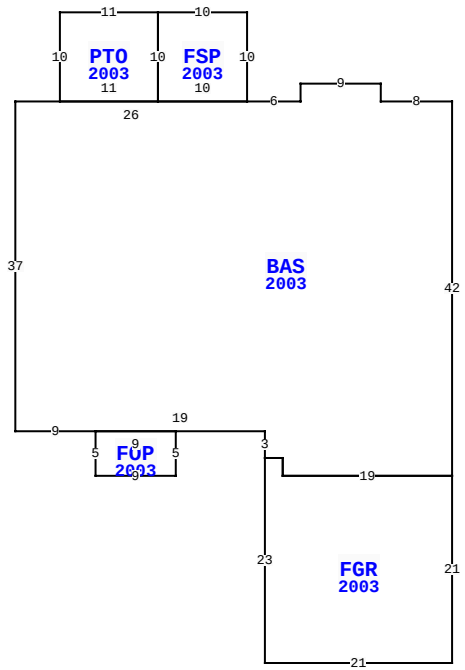
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,932	100	2003	1,932	237,325
FGR	445	55	2003	245	30,096
FOP	45	30	2003	14	1,720
FSP	100	40	2003	40	4,914
PTO	110	5	2003	6	737
TOTALS	2,632			2,237	274,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	103.7820	136.99	306,447	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 0% - 0 Heated Area: 1932 HX Base Yr



23749 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	274,791
TOTAL MARKET OB/XF VALUE	4,904
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	364,695
SOH/AGL Deduction	65,791
ASSESSED VALUE	298,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,904
TOTAL JUST VALUE	364,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310875	NEW CONSTR	138,258	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/0307	9/25/2003	WD	Q	I		147,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FELIX DEBORAH J						
1148/0972	6/26/2003	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JAX INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 N2 W9 S2 W6 FSP=[YR=2003] N10 W10
PTO=[YR=2003] W11 S10 E11 N10 $ S10 E10 $ W26 S37 E9
FOP=[YR=2003] S5 E9 N5 W9 $ E19 S3 FGR=[YR=2003] S23 E21
N21 W19 N2 W2 $ E2 S2 E19 N42 $.

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	848.00	SF	5.20	5.20	100	2003	2003	3	82	3,616	
2	0476	VF 6 SBPL	0	0	0	0	66.00	LF	32.00	32.00	100	2004	2004	3	61	1,288	

LAND DESCRIPTION

TOTAL OB/XF 4,904

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		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