

LOT 2
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

DEANGELO JOHN & MARY
96671 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	1,619	100	2003	1,619	204,310
FGR	445	55	2003	245	30,918
FOP	78	30	2003	23	2,902
FSP	85	40	2003	34	4,291
USP	136	30	2024	41	5,174
TOTALS	2,363			1,962	247,595

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,962	106.8200	141.00	276,642	2003	2003	0	0	0	10.50	89.50
1 SNGL FAM - 100% - 2023												
Heated Area: 1619												
HX Base Yr 2023												