

LOT 4
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

KAMPEL ERIC & RUTHA
96675 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
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
------------------	---------

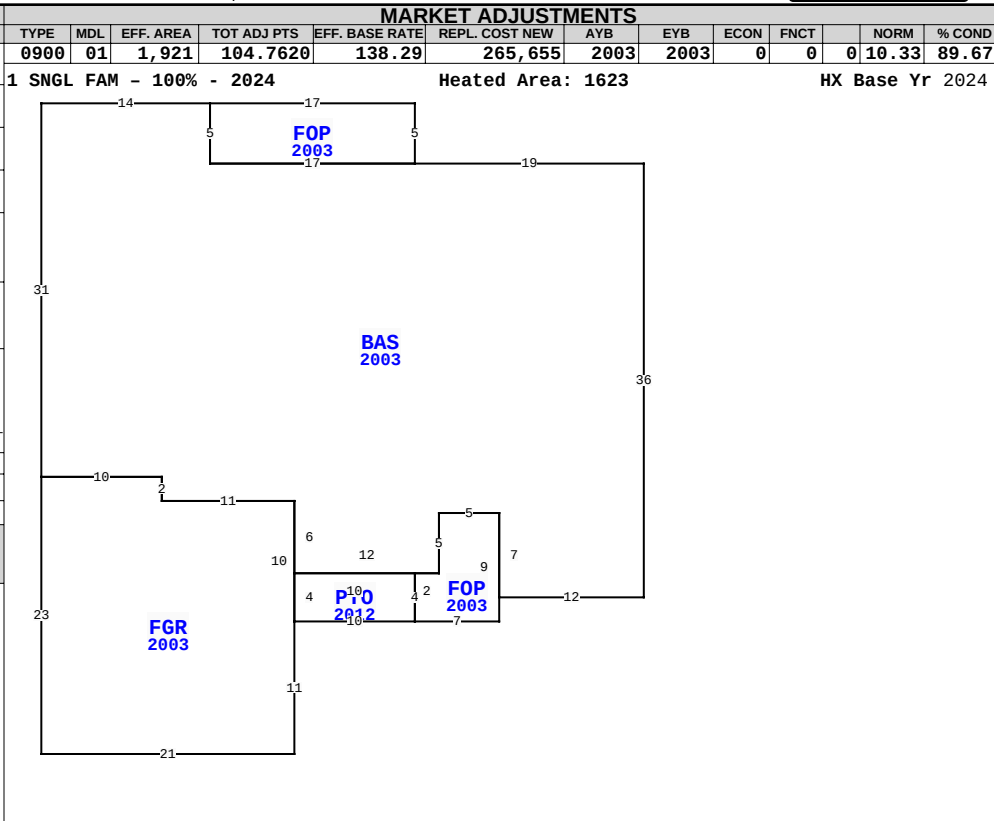
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100	2003	1,623	201,260
FGR	461	55	2003	254	31,497
FOP	53	30	2003	16	1,984
FOP	85	30	2003	26	3,225
PTO	40	5	2012	2	248

TOTALS	2,262			1,921	238,213
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	841.00	SF	5.20	5.20
3	0471	VINYL FNC	0 100	0	0	224.00	LF	32.00	32.00
4	0472	VF 2 RAIL	0 100	0	0	1.00	LF	15.00	15.00

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	05/12/2019	BY	KBA
-------------	------------	----	-----



96675 ARRIGO BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0 100	0	0	841.00	SF	5.20	5.20	100	2003	2003	3	82	3,586	
3	0471	VINYL FNC	0 100	0	0	224.00	LF	32.00	32.00	100	2003	2003	3	58	4,157	
4	0472	VF 2 RAIL	0 100	0	0	1.00	LF	15.00	15.00	100	2003	2003	3	58	9	

TOTAL OB/XF										10,762						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														

VALUATION BY		STANDARD												
Tax Group: 4		Tax Dist:												
BUILDING MARKET VALUE		238,213												
TOTAL MARKET OB/XF VALUE		10,762												
TOTAL LAND VALUE - MARKET		85,000												
TOTAL MARKET VALUE		333,975												
SOH/AGL Deduction		12,018												
ASSESSED VALUE		321,957												
TOTAL EXEMPTION VALUE		50,722												
BASE TAXABLE VALUE		271,235												
TOTAL JUST VALUE		333,975												
NCON VALUE		0												
INCOME VALUE														
PREVIOUS YEAR MKT VALUE		312,883												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706802	REPAIR/RRF	10,791	10/01/2017
B0210181	NEW CONSTR	120,231	09/05/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/1917	2/15/2023	WD	Q	I	01	357,500	
GRANTOR: MEKARA MICHAEL THOMAS							
GRANTEE: KAMPEL ERIC & RUTHA							
2427/0155	1/18/2021	QC	U	I	11	100	
GRANTOR: MEKARA THOMAS M SR							
GRANTEE: MEKARA MICHAEL THOM							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W19 FOP=[YR=2003] N5 W17 S5 E17\$ W17 N5 W14 S31 FGR=[YR=2003] S23 E21N11PTO=[YR=2012] E10 FOP=[YR=2003] E7 N9 W5 S5 W2 S4 \$ N4 W10 S4 \$ N10 W11 N2 W10\$ E10 S2E11 S6 E12 N5 E5 S7 E12 N36\$.									