LOT 5
IN OR 2189/548
BEACHWAY @ NASSAU LAKE #1B

DECANIO SUSAN M/MORALES JEAN P
96679 CESSA DRIVE
YULEE, FL 32097

2025

27-2N-28-014B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

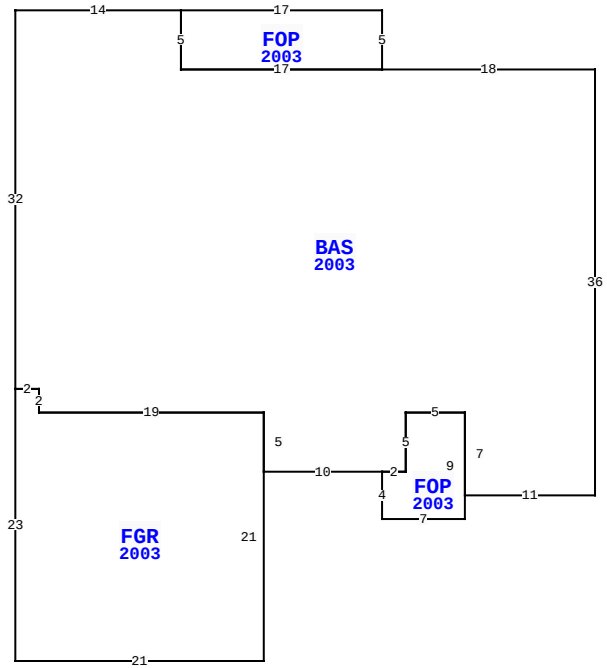
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,624	100	2003	1,624	207,193
FGR	445	55	2003	245	31,258
FOP	53	30	2003	16	2,041
FOP	85	30	2003	26	3,317
TOTALS	2,207			1,911	243,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	107.9960	142.55	272,413	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1624 HX Base Yr



96679 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	243,810
TOTAL MARKET OB/XF VALUE	3,590
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	332,400
SOH/AGL Deduction	61,302
ASSESSED VALUE	271,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,098
TOTAL JUST VALUE	332,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310745	NEW CONSTR	120,001	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0548	4/05/2018	WD	Q	I	01	205,000
GRANTOR: HEREFORD MICHELLE A &						
GRANTEE: DECANIO SUSAN M & J						
1765/1609	11/17/2011	WD	U	I	38	136,000
GRANTOR: SIEGEL ERIC M						
GRANTEE: HEREFORD MICHELLE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FOP=[YR=2003] N5 W17 S5 E17$ W17 N5 W14 S32
FGR=[YR=2003] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S5 E10
FOP=[YR=2003] S4 E7 N9 W5 S5 W2$ E2 N5 E5 S7 E11 N36$.

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	842.00	SF	5.20	5.20	100	2003	2003	3	82	3,590	

LAND DESCRIPTION

TOTAL OB/XF 3,590

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