LOT 7
IN OR 2055/379
BEACHWAY @ NASSAU LAKE #1B

DICKERSON VERONIQUE
96759 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

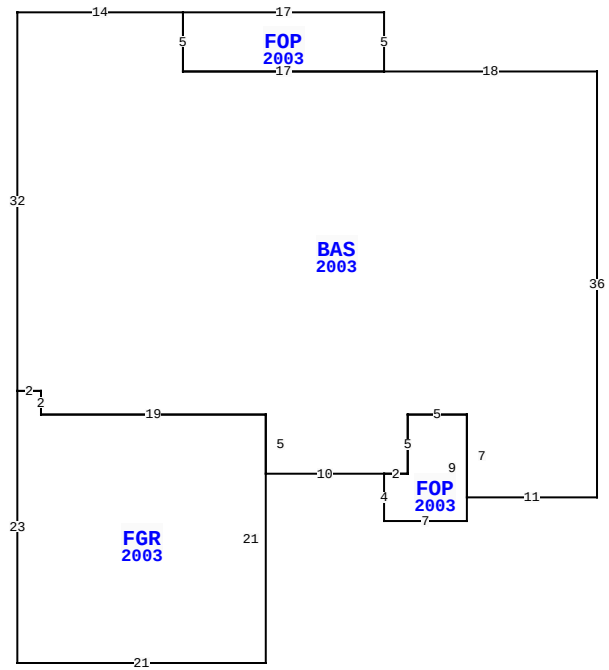
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	211,358
FGR	445	55	2003	245	31,886
FOP	53	30	2003	16	2,082
FOP	85	30	2003	26	3,384
TOTALS	2,207			1,911	248,711

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	109.9560	145.14	277,363	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2020 Heated Area: 1624 HX Base Yr 2020



96759 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		248,711
TOTAL MARKET OB/XF VALUE		6,528
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,239
SOH/AGL Deduction		144,043
ASSESSED VALUE		196,196
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,474
TOTAL JUST VALUE		340,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001992	REPAIR/RRF	7,000	03/01/2020
B0310795	NEW CONSTR	120,231	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2055/0379	5/03/2016	QC	U	I	11	100
GRANTOR: WOODS MARCUS						
GRANTEE: DICKERSON VERONIQUE						
1150/0305	7/02/2003	WD	Q	I		141,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DICKERSON VERONIQUE						

BUILDING NOTES

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	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	825.00	SF	5.20	5.20	100	2003	2003	3	82	3,518	

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$.

LAND DESCRIPTION

TOTAL OB/XF 6,528

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