

LOT 8
IN OR 2052/1852
BEACHWAY @ NASSAU LAKE #1B

SUTTON ANNE K
96761 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0008-0000



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 Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

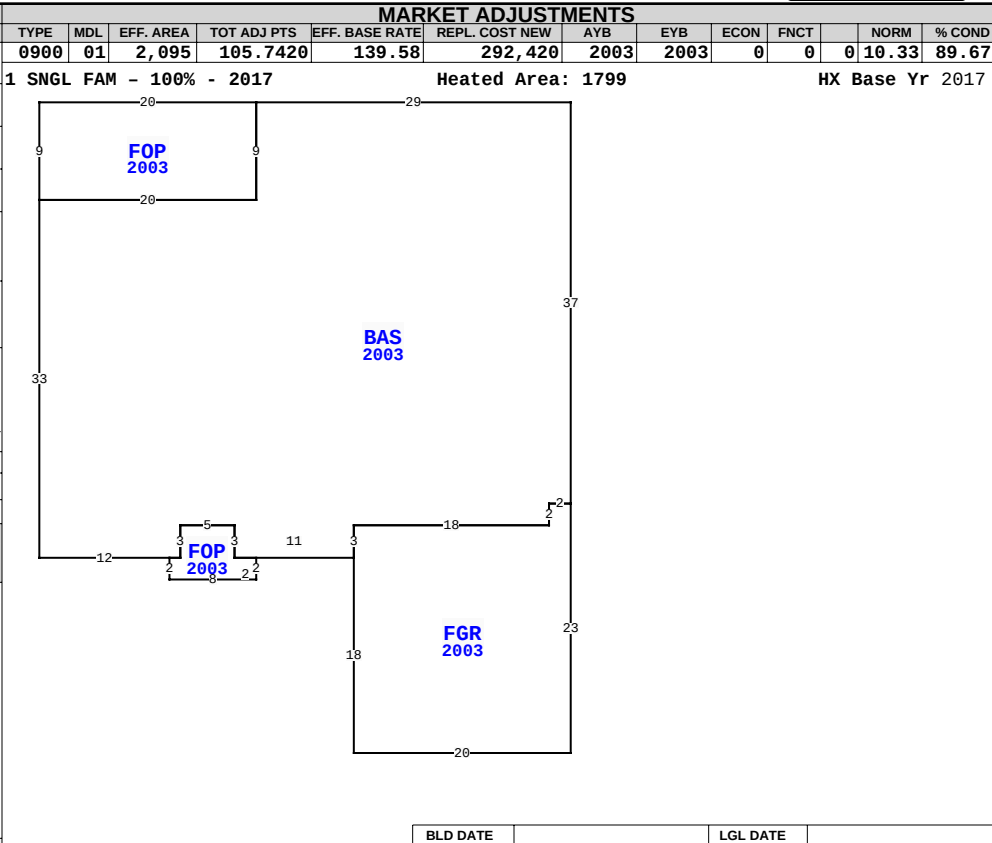
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,799	100	2003	1,799	225,165
FGR	424	55	2003	233	29,162
FOP	31	30	2003	9	1,126
FOP	180	30	2003	54	6,758
TOTALS	2,434			2,095	262,213

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	850.00	SF 5.20	5.20

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



96761 ARRIGO BLVD, FERNANDINA BEACH									
TOTAL OB/XF 6,634									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,213	
TOTAL MARKET OB/XF VALUE		6,634	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		353,847	
SOH/AGL Deduction		160,703	
ASSESSED VALUE		193,144	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		142,422	
TOTAL JUST VALUE		353,847	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106213	ROOF	19,000	05/14/2021
B0210593	NEW CONSTR	132,358	12/20/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/1852	6/10/2016	WD	Q	I	01	204,900	
GRANTOR: GOSSETT LINDA M							
GRANTEE: SUTTON ANNE K							
1716/0793	12/23/2010	WD	Q	I	01	161,500	
GRANTOR: MARTINI WILLIAM & PAM							
GRANTEE: GOSSETT LINDA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W29 FOP=[YR=2003] W20 S9 E20 N9\$ S9 W20 S33 E12									
FOP=[YR=2003] S2 E8 N2 W2 N3 W5 S3 W1\$ E1 N3 E5 S3 E11									
FGR=[YR=2003] S18 E20 N23 W2 S2 W18 S3\$ N3 E18 N2 E2 N37\$.									