LOT 9
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

**NEWLAND THOMAS & PENELOPA**
96763 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

**2025**

**27-2N-28-014B-0009-0000**

## BUILDING CHARACTERISTICS

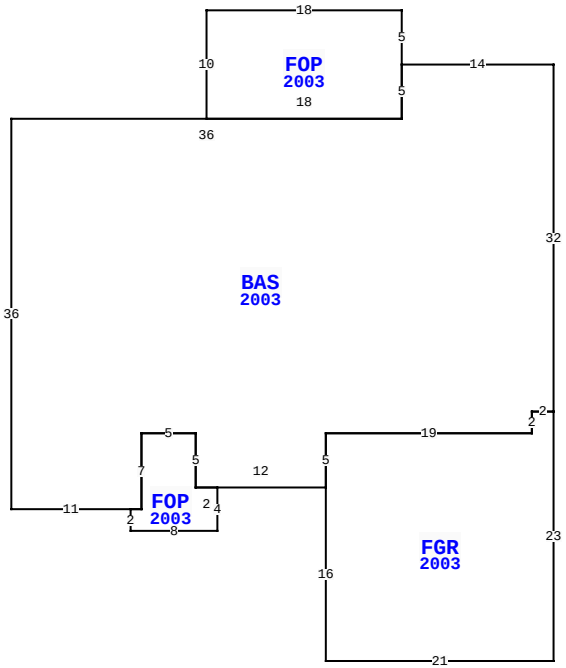
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,660 | 100 | 2003 | 1,660 | 209,484 |
| FGR | 445 | 55 | 2003 | 245 | 30,918 |
| FOP | 55 | 30 | 2003 | 16 | 2,019 |
| FOP | 180 | 30 | 2003 | 54 | 6,815 |
| TOTALS | 2,340 | | | 1,975 | 249,235 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,975 | 106.8200 | 141.00 | 278,475 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 1660 HX Base Yr 2024




96763 ARRIGO BLVD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,235 |
| TOTAL MARKET OB/XF VALUE | | 6,570 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 340,805 |
| SOH/AGL Deduction | | 8,504 |
| ASSESSED VALUE | | 332,301 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 281,579 |
| TOTAL JUST VALUE | | 340,805 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,936 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2000908 | REPAIR/RRF | 7,000 | 02/01/2020 |
| B0210591 | NEW CONSTR | 120,231 | 12/20/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2637/1993 | 5/09/2023 | WD | Q | I | 01 | 404,000 |
| GRANTOR: STALVEY GUY G & PAMEL | | | | | | |
| GRANTEE: NEWLAND THOMAS & PE | | | | | | |
| 1146/1970 | 6/19/2003 | WD | Q | I | | 153,800 |
| GRANTOR: KB HOME JACKSONVILLE | | | | | | |
| GRANTEE: STALVEY GUY G & PAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N5 W18 S10 E18 N5 $ S5 W36 S36 E11 FOP=[YR=2003] S2 E8 N4 W2 N5 W5 S7 W1 $ E1 N7 E5 S5 E12 FGR=[YR=2003] S16 E21 N23 W2 S2 W19 S5 $ N5 E19 N2 E2 N32 $ .

## 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 | 835.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 82 | 3,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,570

| 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