LOT 10
IN OR 2166/1161
BEACHWAY @ NASSAU LAKE #1B

WATSON JUSTIN
96765 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0010-0000

BUILDING CHARACTERISTICS

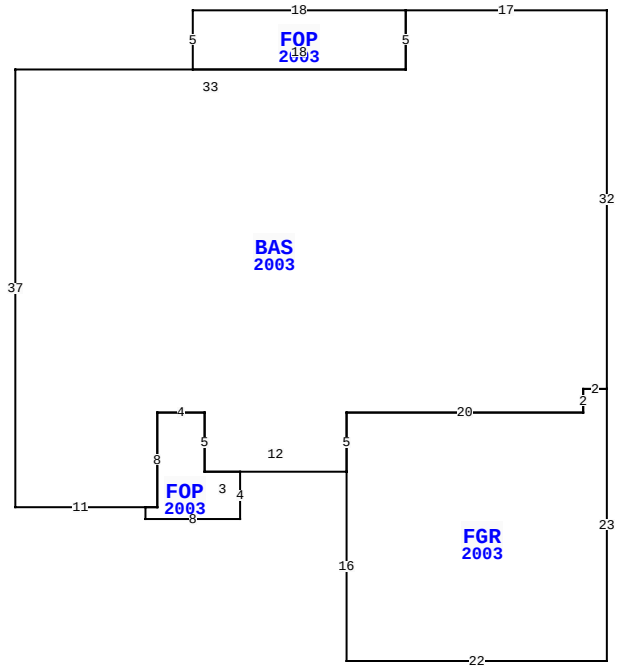
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	2003	1,687	205,533
FGR	466	55	2003	256	31,189
FOP	49	30	2003	15	1,827
FOP	90	30	2003	27	3,290
TOTALS	2,292			1,985	241,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	104.7620	138.29	274,506	2003	2003	0	0	0	11.90	88.10

1 SNGL FAM – 100% - 2018 Heated Area: 1687 HX Base Yr 2018



96765 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		241,840
TOTAL MARKET OB/XF VALUE		3,573
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,413
SOH/AGL Deduction		138,671
ASSESSED VALUE		191,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,020
TOTAL JUST VALUE		330,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108151	ROOF	15,000	06/21/2021
B0210386	NEW CONSTR	120,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/1161	12/20/2017	WD	Q	I	01	215,000
GRANTOR: LIN CHIN CHING YANG &						
GRANTEE: WATSON JUSTIN						
1375/1711	12/21/2005	WD	Q	I		225,000
GRANTOR: LOFLEY GARY A & KIMBE						
GRANTEE: LIN CHIN-CHING YANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W18 S5 E18 N5$ S5 W33 S37 E11
FOP=[YR=2003] S1 E8 N4 W3 N5 W4 S8 W1$ E1 N8 E4 S5 E12
FGR=[YR=2003] S16 E22 N23 W2 S2 W20 S5$ N5 E20 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	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	2003	2003	3	82	3,573	

LAND DESCRIPTION

TOTAL OB/XF 3,573

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