

LOT 11
IN OR 2183/685
BEACHWAY @ NASSAU LAKE #1B

MEZIERE GARY A/WETHERHILL DONNA D
96771 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0011-0000



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 Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	2,099	100	2003	2,099	263,061
FGR	640	55	2003	352	44,115
FOP	24	30	2003	7	877
FOP	180	30	2003	54	6,768
UOP	192	20	2017	38	4,762
TOTALS	3,135			2,550	319,583

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,550	106.0800	140.03	357,076	2003	2003	0	0	10.50	89.50

1 SNGL FAM - 100% - 2019

Heated Area: 2099

HX Base Yr 2019

BLD DATE	LGL DATE
XF DATE	LAND DATE

04/29/2025

ML