LOT 12
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

BACK DAVID M & LISA A
96773 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

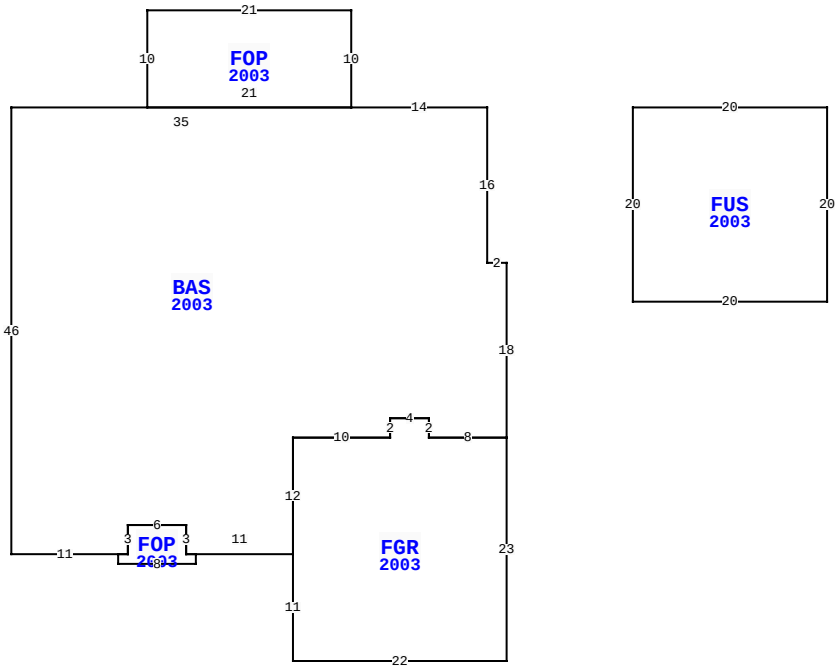
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,024	100	2003	2,024	271,940
FGR	514	55	2003	283	38,023
FOP	26	30	2003	8	1,074
FOP	210	30	2003	63	8,464
FUS	400	100	2003	400	53,743
TOTALS	3,174			2,778	373,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,778	114.8160	151.56	421,034	2003	2003	0	0	0	11.35	88.65

1 SNGL FAM – 100% - 2021 Heated Area: 2424 HX Base Yr 2021



96773 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		373,247
TOTAL MARKET OB/XF VALUE		6,558
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		464,805
SOH/AGL Deduction		158,842
ASSESSED VALUE		305,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,241
TOTAL JUST VALUE		464,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1710927	REPAIR/RRF	21,365	12/08/2017
M1317868	H/AC	0	01/22/2013
B0210538	NEW CONSTR	163,248	12/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0207	8/10/2020	WD	Q	I	01	325,000
GRANTOR: TALBOYS BRUCE & PATRI						
GRANTEE: BACK DAVID M & LISA						
2273/0828	5/07/2019	WD	Q	I	01	270,000
GRANTOR: FRANK SANDRA						
GRANTEE: TALBOYS BRUCE & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N10 W21 S10 E21$ W35 S46 E11
FOP=[YR=2003] S1 E8 N1 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2003] S11 E22 N23 W8 N2 W4 S2 W10 S12$ N12 E10 N2 E4
S2 E8 N18 W2 N16$ PTR= E15 FUS 2003=E20 S20 W20 N20$ W15$.

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	832.00	SF	5.20	5.20	100	2003	2003	3	82	3,548	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 6,558

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