LOT 19
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

PETERMAN JONDA & LARRY L/E/
96850 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0019-0000

BUILDING CHARACTERISTICS

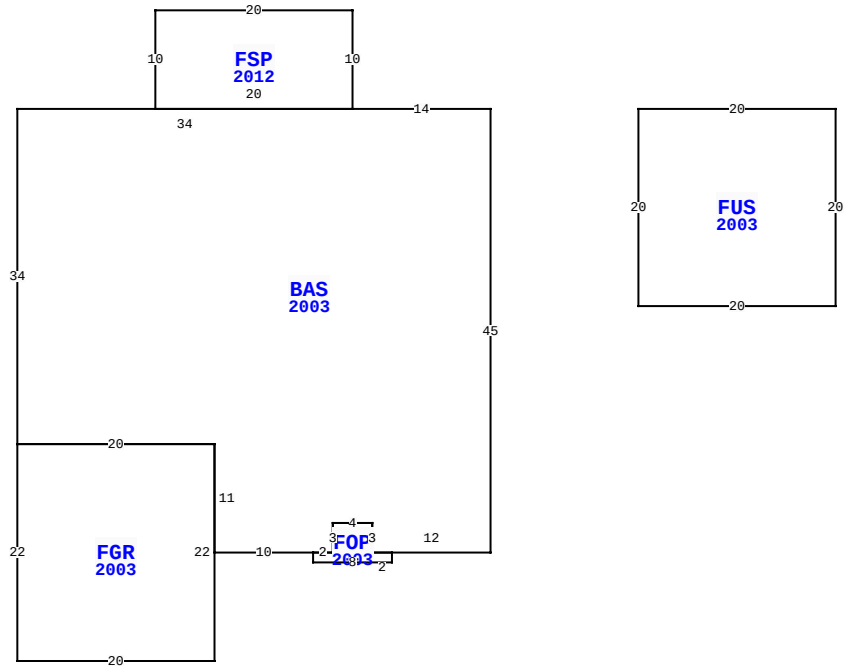
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,928	100	2003	1,928	242,717
FGR	440	55	2003	242	30,466
FOP	20	30	2003	6	755
FSP	200	40	2012	80	10,071
FUS	400	100	2003	400	50,356
TOTALS	2,988			2,656	334,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,656	106.5600	140.66	373,593	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2019 Heated Area: 2328 HX Base Yr



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

96850 ARRIGO BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,366
TOTAL MARKET OB/XF VALUE		7,383
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		426,749
SOH/AGL Deduction		35,087
ASSESSED VALUE		391,662
TOTAL EXEMPTION VALUE	13	391,662
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		426,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000618	REPAIR/RRF	12,300	01/01/2020
B1906989	NEW DOORS	3,447	09/01/2019
B0210133	NEW CONSTR	165,161	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2435/0244	2/12/2021	QC	U	I	11	100
GRANTOR: PETERMAN JONDA & LARR						
GRANTEE: JONES WHITNEY NICOL						
1125/1324	3/31/2003	WD	Q	I		169,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: PETERMAN JONDA & LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2012] N10 W20 S10 E20 $ W34 S34
FGR=[YR=2003] S22 E20 N22 W20 $ E20 S11 E10 FOP=[YR=2003]
S1 E8 N1 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E12 N45 $ PTR= E 15
FUS=[YR=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	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	2003	2003	3	82	4,982	
2	0471	VINYL FNC	0	100	0	0	120.00	LF	32.00	32.00	100	2003	2003	3	58	2,227	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 7,383

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