LOT 21
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

BOLES GERALD N JR L/E/
96838 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

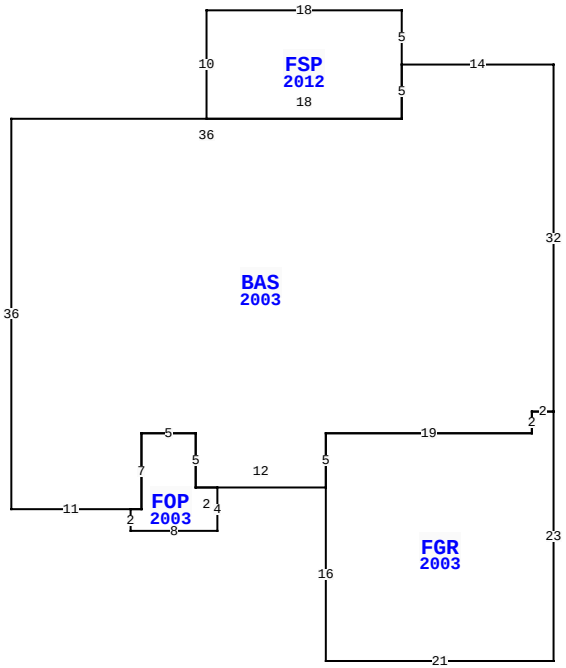
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,660	100	2003	1,660	205,847
FGR	445	55	2003	245	30,381
FOP	55	30	2003	16	1,984
FSP	180	40	2012	72	8,928
TOTALS	2,340			1,993	247,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,993	104.7620	138.29	275,612	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2006 Heated Area: 1660 HX Base Yr 2006



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

96838 ARRIGO BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,141
TOTAL MARKET OB/XF VALUE		6,464
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,605
SOH/AGL Deduction		190,215
ASSESSED VALUE		148,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,668
TOTAL JUST VALUE		338,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210366	NEW CONSTR	120,231	10/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0834	12/30/2022	LE	U	I	11	100
GRANTOR: BOLES GERALD N JR						
GRANTEE: BOLES GERALD N SR &						
1339/1439	8/05/2005	WD	Q	I		187,000
GRANTOR: WALL JOSHUA S & HOLLY						
GRANTEE: BOLES GERALD N JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2012] 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	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	2003	2003	3	82	3,454	
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 6,464

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