LOT 22
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

JOHNSON JENNY H
96834 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

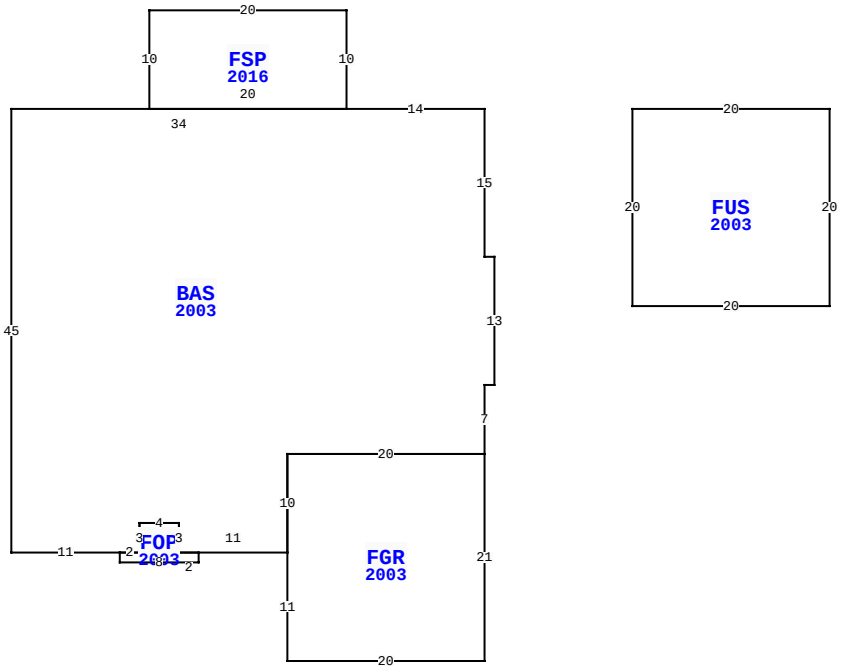
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,961	100	2003	1,961	246,233
FGR	420	55	2003	231	29,006
FOP	20	30	2003	6	753
FSP	200	40	2016	80	10,045
FUS	400	100	2003	400	50,226
TOTALS	3,001			2,678	336,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,678	106.0800	140.03	375,000	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2005 Heated Area: 2361 HX Base Yr 2005



96834 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,262
TOTAL MARKET OB/XF VALUE		4,549
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		425,811
SOH/AGL Deduction		239,075
ASSESSED VALUE		186,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,014
TOTAL JUST VALUE		425,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310792	NEW CONSTR	163,247	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0941	11/20/2019	QC	U	I	11	100
GRANTOR: JOHNSON JOHN B						
GRANTEE: JOHNSON JENNY H						
1285/1155	1/04/2005	WD	U	I	21	226,600
GRANTOR: PETERSON AMY NICOLE &						
GRANTEE: JOHNSON JOHN B & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2016] N10 W20 S10 E20 $ W34 S45 E11 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E11 FGR=[YR=2003] S11 E20 N21 W20 S10 $ N10 E20 N7 E1 N13 W1 N15 $ PTR= E15 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	1,387.00	SF	4.00	4.00	100	2003	2003	3	82	4,549	

LAND DESCRIPTION

TOTAL OB/XF 4,549

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