LOT 23
IN OR 2049/1969
BEACHWAY @ NASSAU LAKE #1B

BURGAN JOHN W & DANA E
96816 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

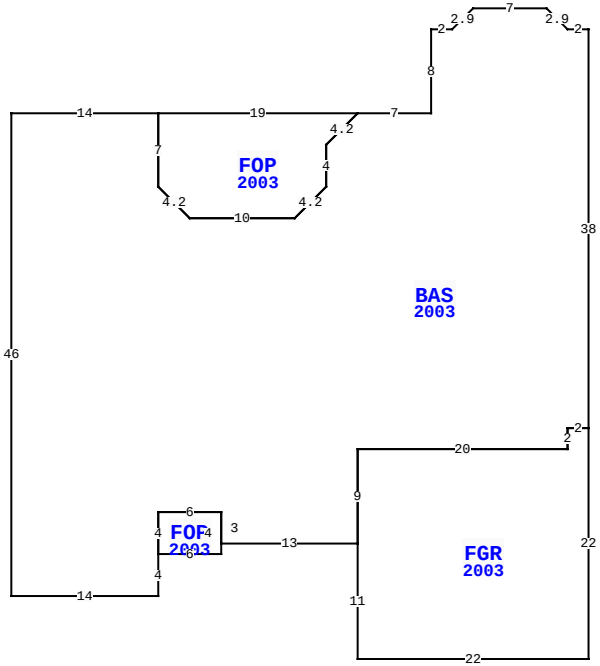
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,088	100	2003	2,088	254,073
FGR	444	55	2003	244	29,691
FOP	24	30	2003	7	852
FOP	156	30	2003	47	5,719
TOTALS	2,712			2,386	290,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	102.8020	135.70	323,780	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2024 Heated Area: 2088 HX Base Yr



96816 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		290,334
TOTAL MARKET OB/XF VALUE		5,972
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		381,306
SOH/AGL Deduction		13,461
ASSESSED VALUE		367,845
TOTAL EXEMPTION VALUE	13	367,845
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		381,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310793	NEW CONSTR	148,730	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1969	5/24/2016	WD	Q	I	01	205,000
GRANTOR: STEVENSON ROB W & TON						
GRANTEE: BURGAN JOHN W & DEN						
1156/0215	7/24/2003	WD	Q	I		164,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: STEVENSON ROB W & T						

BUILDING NOTES

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	835.00	SF	5.20	5.20	100	2003	2003	3	82	3,560	
2	0858	SCULP CONC	0	100	9	31	279.00	SF	9.10	9.10	100	2003	2003	3	95	2,412	

BUILDING DIMENSIONS

BAS=[YR=2003] W2 U2 L2 W7 L2 D2 W2 S8 W7 FOP=[YR=2003] W19 S7 R3 D3 E10 U3 R3 N4 R3 U3 $ D3 L3 S4 L3 D3 W10 U3 L3 N7 W14 S46 E14 N4 FOP=[YR=2003] E6 N4 W6 S4 $ N4 E6 S3 E13 FGR=[YR=2003] S11 E22 N22 W2S2 W20 S9 $ N9 E20 N2 E2 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 5,972

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