LOT 26
IN OR 1935/465
BEACHWAY @ NASSAU LAKE #1B

BRADLEY GEORGE
96708 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014B-0026-0000

BUILDING CHARACTERISTICS

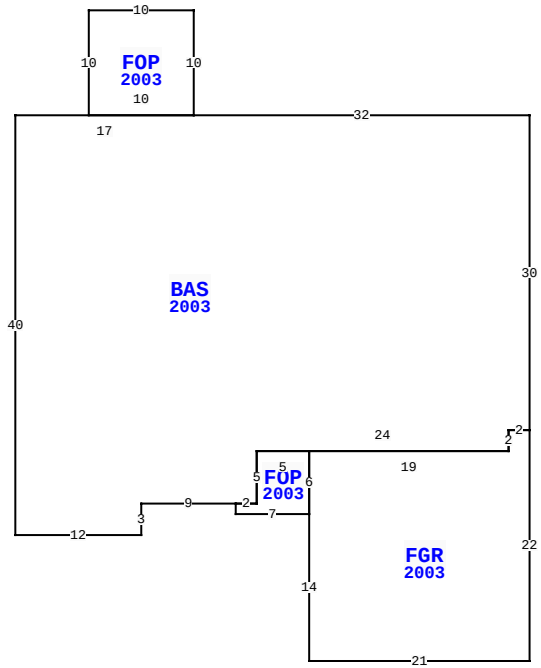
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,715	100	2003	1,715	212,668
FGR	424	55	2003	233	28,893
FOP	32	30	2003	10	1,240
FOP	100	30	2003	30	3,720
TOTALS	2,271			1,988	246,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,988	104.7620	138.29	274,921	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2005 Heated Area: 1715 HX Base Yr 2005



96708 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,522
TOTAL MARKET OB/XF VALUE		3,403
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,925
SOH/AGL Deduction		186,302
ASSESSED VALUE		148,623
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		92,901
TOTAL JUST VALUE		334,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311036	NEW CONSTR	126,080	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1935/0465	8/22/2014	WD	U	I	11	100
GRANTOR: BRADLEY GEORGE TRUSTE						
GRANTEE: BRADLEY GEORGE						
1743/1217	5/27/2011	WD	U	I	14	100
GRANTOR: BRADLEY GEORGE						
GRANTEE: BRADLEY GEORGE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W32 FOP=[YR=2003] N10 W10 S10 E10 $ W17 S40 E12 N3 E9 FOP=[YR=2003] S1 E7 FGR=[YR=2003] S14 E21 N22 W2 S2 W19 S6 $ N6 W5 S5 W2 $ E2 N5 E24 N2 E2 N30 $.

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	798.00	SF	5.20	5.20	100	2003	2003	3	82	3,403	

LAND DESCRIPTION

TOTAL OB/XF 3,403

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