LOT 27
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

RM1 SFR PROPCO B LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2025

27-2N-28-014B-0027-0000

BUILDING CHARACTERISTICS

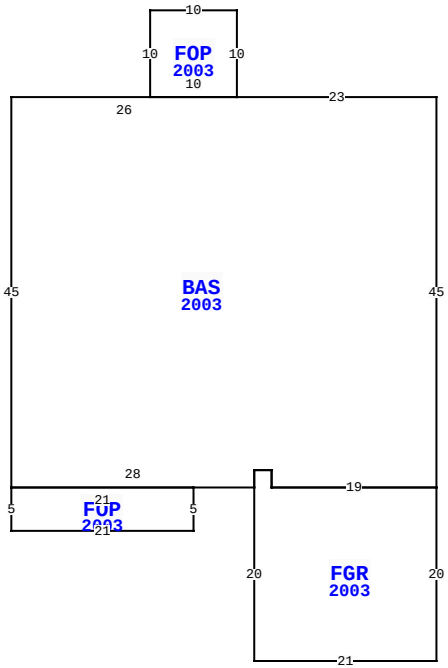
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,201	100	2003	2,201	294,713
FGR	424	55	2003	233	31,199
FOP	100	30	2003	30	4,017
FOP	105	30	2003	32	4,284
TOTALS	2,830			2,496	334,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,496	106.9440	141.17	352,360	2003	2013	0	0	0	5.15	94.85

1 SNGL FAM – 0% - 2023 Heated Area: 2201 HX Base Yr



96698 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	334,213
TOTAL MARKET OB/XF VALUE	8,805
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	428,018
SOH/AGL Deduction	0
ASSESSED VALUE	428,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,018
TOTAL JUST VALUE	428,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007180	REPAIR/RRF	15,303	08/01/2020
B0515312	SWIM POOL	23,186	01/01/2005
B0311037	NEW CONSTR	158,070	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/0018	4/22/2022	WD	U	I	37	469,000
GRANTOR: WETZ CHRISTINA						
GRANTEE: RM1 SFR PROPCO B LP						
2289/1660	7/12/2019	WD	Q	I	01	285,000
GRANTOR: SHAY WILLIAM B						
GRANTEE: WETZ CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 FOP=[YR=2003] N10 W10 S10 E10 $ W26 S45
FOP=[YR=2003] S5 E21 N5 W21 $ E28 FGR=[YR=2003] S20 E21 N20
W19 N2 W2 S2 $ N2 E2 S2 E19 N45 $.

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	0	0	0	831.00	SF	5.20	5.20	100	2003	2003	3	82	3,543	
2	0866	POOL FIBER	0	0	20	8	160.00	SF	72.00	72.00	100	2005	2005	3	22	2,534	
3	0845	KOOL DECK	0	0	0	0	448.00	SF	7.25	7.25	100	2005	2005	3	84	2,728	

LAND DESCRIPTION

TOTAL OB/XF 8,805

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	0		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