BLOCK 241 W1/2 OF LOTS 113 114
115 & 116
CITY OF FDNA BEACH

ARNOLD MICHAEL ROSS & SHANNON JACKSON
W345S5724 WATERVILLE RD
EAGLE, WI 53119

2026

00-00-31-1800-0241-1132

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

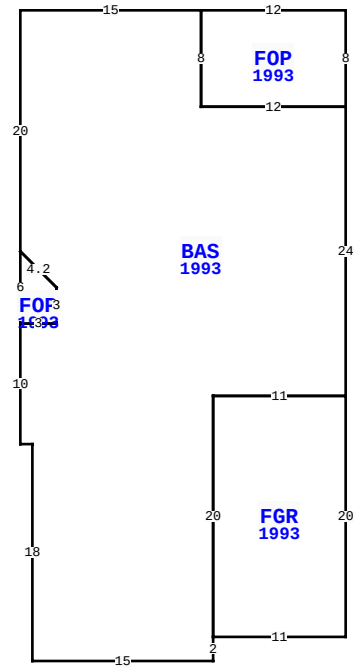
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1993	1,089	179,349
FGR	220	55	1993	121	19,928
FOP	14	30	1993	4	659
FOP	96	30	1993	29	4,776
TOTALS	1,419			1,243	204,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,243	178.8432	187.79	233,423	1986	2000	0	0	0	12.30	87.70

1 TOWNHOUSE 0% - 2026 Heated Area: 1089 HX Base Yr



427 S 14TH ST B, FERNANDINA BEACH

BLD DATE	02/04/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,712
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	122,500
TOTAL MARKET VALUE	327,212
SOH/AGL Deduction	0
ASSESSED VALUE	327,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,212
TOTAL JUST VALUE	327,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	BATHROOM AND KITC	10,000	07/18/2025
BLDR-2025-1	PRIVATE PROVIDER	7,000	07/02/2025
BLDR-2025-1	UPDATING ELECTRIA	10,000	05/05/2025
20091674	REPAIR/RRF	4,885	12/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2808/153	8/07/2025	WD	Q	I	02	410,000
GRANTOR: IMUA PROPERTY INVESTM						
GRANTEE: ARNOLD MICHAEL ROSS						
2778/414	3/31/2025	WD	U	I	37	238,286
GRANTOR: POIRIER LYDIA G L/E						
GRANTEE: IMUA PROPERTY INVES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W15 S20 FOP=[YR=1993] S6 E3 N3 L3 U3 $ R3 D3 S3 W3 S10 E1 S18 E15 N2 FGR=[YR=1993] E11 N20 W11 S20 $ N20 E11 N24 W12 N8 $ S8 E12 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,450.00	2,450.00	122,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 07/09/2026 BY SYS