

LOT 3
IN OR 2070/1278
BEACHWAY @ NASSAU LAKE 1-A

PARSONS ERIN E/HUGHES STEPHEN Z
23774 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	1,864	100	2001	1,864	224,970
FGR	440	55	2001	242	29,207
FOP	20	30	2001	6	724
FOP	210	30	2002	63	7,603
FUS	320	100	2011	320	38,621
PTO	750	5	2023	38	4,587
PTO	1,075	5	2024	54	6,517
TOTALS	4,679			2,587	312,230

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,587	98.6688	137.15	354,807	2001	2001	0	0	12.00	88.00
1 SNGL FAM 100% - 2024 Heated Area: 2184 HX Base Yr											