LOT 4
IN OR 1042/933
BEACHWAY @ NASSAU LAKE 1-A

THOMPSON SAMUEL L & ANGELA G
23746 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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	01	Quality Level 01

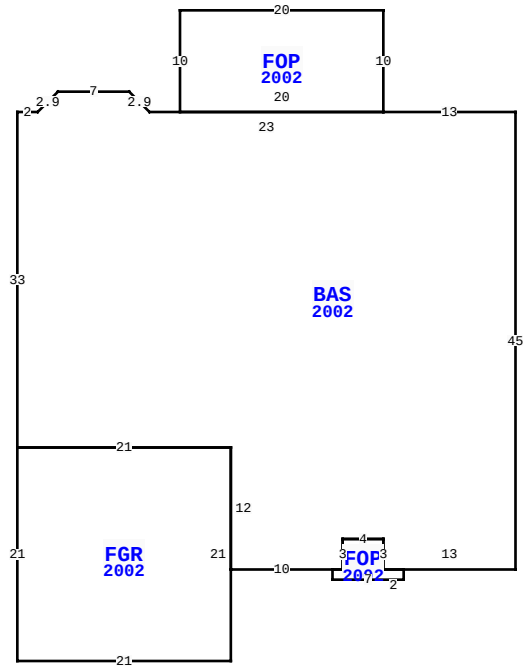
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	2002	1,959	218,618
FGR	441	55	2002	243	27,118
FOP	19	30	2002	6	669
FOP	200	30	2002	60	6,696
TOTALS	2,619			2,268	253,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	97.0200	134.86	305,862	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2003 Heated Area: 1959 HX Base Yr 2003



23746 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,101
TOTAL MARKET OB/XF VALUE		45,440
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		383,541
SOH/AGL Deduction		202,154
ASSESSED VALUE		181,387
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,976
TOTAL JUST VALUE		383,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013555	NEW CONSTR	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/1096	4/18/2002	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						
1042/0933	3/08/2002	WD	Q	I		174,000
GRANTOR: TRADEMARK HOME BUILDE						
GRANTEE: THOMPSON SAMUEL & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FOP=[YR=2002] N10 W20 S10 E20$ W23 U2 L2 W7 D2 L2 W2 S33 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S12 E10 FOP=[YR=2002] S1 E7 N1 W2 N3 W4 S3 W1$ E1 N3 E4 S3 E13 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,440

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS