LOT 6
IN OR 1765/803
BEACHWAY @ NASSAU LAKE 1-A

ERICKSON KATHY L &/SOWELL NOLAN C
23722 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014A-0006-0000

BUILDING CHARACTERISTICS

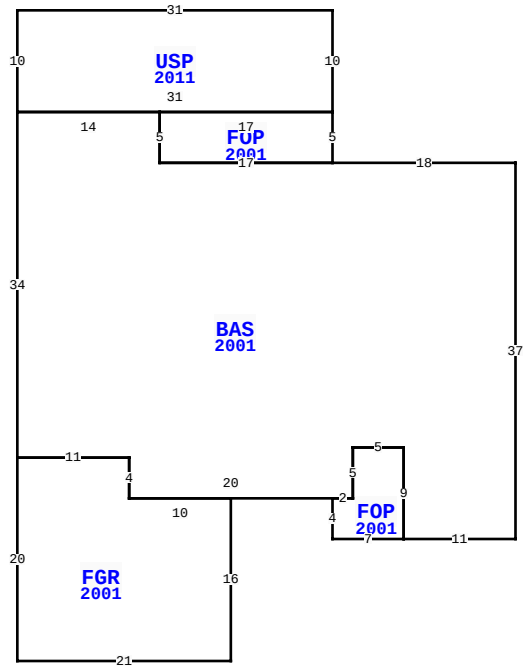
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,662	100	2001	1,662	194,383
FGR	380	55	2001	209	24,444
FOP	53	30	2001	16	1,871
FOP	85	30	2001	26	3,041
USP	310	30	2011	93	10,877
TOTALS	2,490			2,006	234,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,006	95.4324	132.65	266,096	2001	2001	0	0	0	11.83	88.17

1 SNGL FAM 100% - 2012 Heated Area: 1662 HX Base Yr 2012



23722 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		234,617
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		319,617
SOH/AGL Deduction		175,410
ASSESSED VALUE		144,207
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,796
TOTAL JUST VALUE		319,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204479	REPAIR/RRF	14,977	06/01/2020
M015288	H/AC	0	08/01/2001
B0108476	NEW CONSTR	78,472	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1765/0803	11/18/2011	QC	U	I	11	100
GRANTOR: SOWELL NOLAN C TRUSTE						
GRANTEE: SOWELL NOLAN C & KA						
1614/0617	4/13/2009	QC	U	I	11	100
GRANTOR: SOWELL NOLAN C						
GRANTEE: SOWELL NOLAN C TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FOP=[YR=2001] N5 USP=[YR=2011] N10 W31 S10 E31 $ W17 S5 E17 $ W17 N5 W14 S34 FGR=[YR=2001] S20 E21 N16 W10 N4 W11 $ E11 S4 E20 FOP=[YR=2001] S4 E7 N9 W5 S5 W2 $ E2 N5 E5 S9 E11 N37 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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