LOT 48
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

PITOIS LAURA M
23747 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

**2026**

**27-2N-28-014A-0048-0000**

## BUILDING CHARACTERISTICS

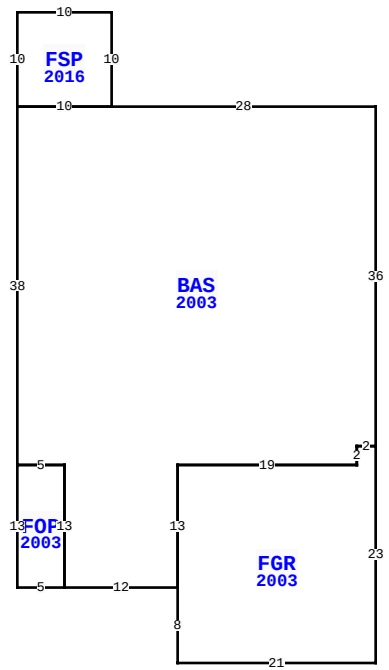
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,596 | 100 | 2003 | 1,596 | 191,561 |
| FGR | 445 | 55 | 2003 | 245 | 29,406 |
| FOP | 65 | 30 | 2003 | 20 | 2,400 |
| FSP | 100 | 40 | 2016 | 40 | 4,801 |
| TOTALS | 2,206 | | | 1,901 | 228,168 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,901 | 97.0200 | 134.86 | 256,369 | 2003 | 2003 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM 100% - 2020 Heated Area: 1596 HX Base Yr 2020




23747 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 | | 228,168 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 313,168 |
| SOH/AGL Deduction | | 116,121 |
| ASSESSED VALUE | | 197,047 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,636 |
| TOTAL JUST VALUE | | 313,168 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 331,873 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2007991 | REPAIR/RRF | 0 | 09/01/2020 |
| M2005228 | H/AC | 4,300 | 07/01/2020 |
| B0310877 | NEW CONSTR | 119,440 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2301/1290 | 8/27/2019 | WD | U | I | 11 | 100 |
| GRANTOR: THIBAULT JAY PAUL | | | | | | |
| GRANTEE: PITOIS LAURA M | | | | | | |
| 2014/0060 | 11/05/2015 | WD | U | I | 30 | 74,700 |
| GRANTOR: THIBAULT JAY-PAUL | | | | | | |
| GRANTEE: THIBAULT JAY-PAUL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W28 FSP=[YR=2016] N10 W10 S10 E10 $ W10 S38
FOP=[YR=2003] S13 E5 N13 W5 $ E5 S13 E12 FGR=[YR=2003] S8
E21 N23 W2 S2 W19 S13 $ N13 E19 N2 E2 N36 $ .

## 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 | 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