LOT 49
IN OR 1175/307
BEACHWAY @ NASSAU LAKE 1-A

FELIX DEBORAH J
86111 KNOTTED OAK WAY
YULEE, FL 32097

2026

27-2N-28-014A-0049-0000

NASSAU COUNTY PROPERTY

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 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

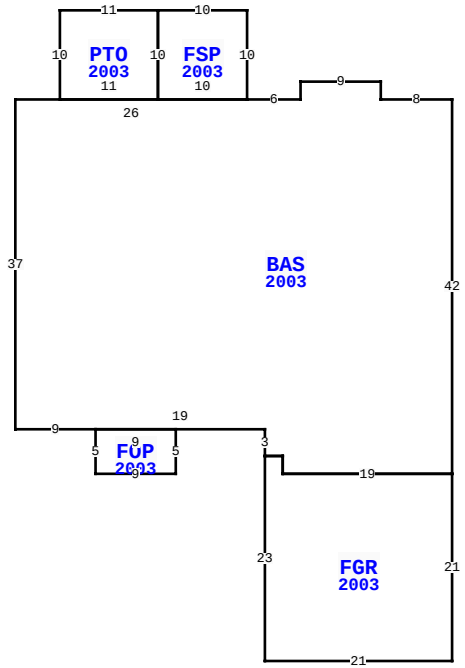
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2003	1,932	223,667
FGR	445	55	2003	245	28,363
FOP	45	30	2003	14	1,621
FSP	100	40	2003	40	4,631
PTO	110	5	2003	6	695
TOTALS	2,632			2,237	258,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,237	93.4038	129.83	290,430	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 0% - 0 Heated Area: 1932 HX Base Yr



23749 ARRIGO BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,976
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	343,976
SOH/AGL Deduction	15,182
ASSESSED VALUE	328,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,794
TOTAL JUST VALUE	343,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310875	NEW CONSTR	138,258	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/0307	9/25/2003	WD	Q	I		147,500
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: FELIX DEBORAH J						
1148/0972	6/26/2003	WD	U	V	07	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JAX INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 N2 W9 S2 W6 FSP=[YR=2003] N10 W10
PTO=[YR=2003] W11 S10 E11 N10 $ S10 E10 $ W26 S37 E9
FOP=[YR=2003] S5 E9 N5 W9 $ E19 S3 FGR=[YR=2003] S23 E21
N21 W19 N2 W2 $ E2 S2 E19 N42 $.

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		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