LOT 2
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

DEANGELO JOHN M & MARY G L/E/
96671 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

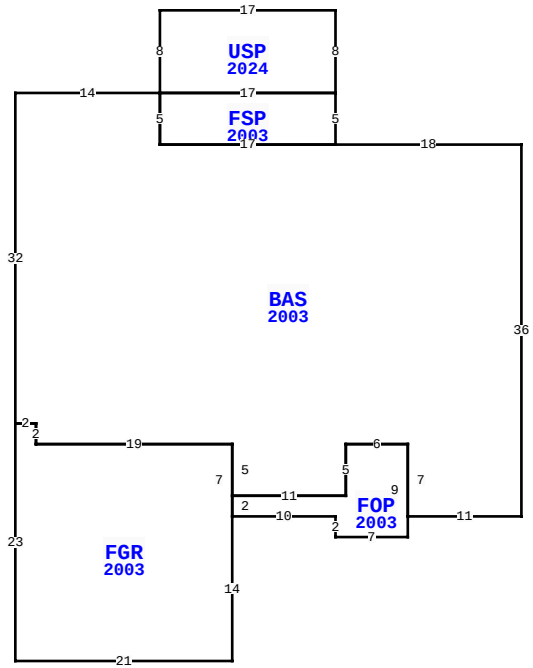
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,619	100	2003	1,619	192,549
FGR	445	55	2003	245	29,138
FOP	78	30	2003	23	2,735
FSP	85	40	2003	34	4,043
USP	136	30	2024	41	4,876
TOTALS	2,363			1,962	233,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,962	96.1380	133.63	262,182	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2023 Heated Area: 1619 HX Base Yr 2023



96671 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		233,342
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,342
SOH/AGL Deduction		0
ASSESSED VALUE		318,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,931
TOTAL JUST VALUE		318,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013608	ADDITION	4,835	09/07/2022
R2108886	ROOF	10,370	07/07/2021
M2003552	H/AC	4,400	05/01/2020
B0311006	NEW CONSTR	120,231	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2859/1935	4/09/2026	LE	U	I	11	100
GRANTOR: DEANGELO JOHN M & MAR						
GRANTEE: SHEEHAN ANNMARIE						
2463/1456	5/21/2021	WD	Q	I	01	260,000
GRANTOR: PAPPAS MICHAEL R & JU						
GRANTEE: DEANGELO JOHN & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W18 W17 N5 W14 S32 E2 S2 E19 S5 E11 N5 E6 S7 E11 N36 $
FGR=[YR=2003;ORIG=-49,27] S23 E21 N14 N7 W19 N2 W2 $
FSP=[YR=2003;ORIG=-18,0] N5 W17 S5 E17 $
FOP=[YR=2003;ORIG=-28,36] E10 S2 E7 N9 W6 S5 W11 S2 $
USP=[YR=2024;ORIG=-35,-13] E17 S8 W17 N8 $
.

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 05/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS