LOT 4
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

KAMPEL ERIC & RUTHA
96675 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

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

BUILDING CHARACTERISTICS

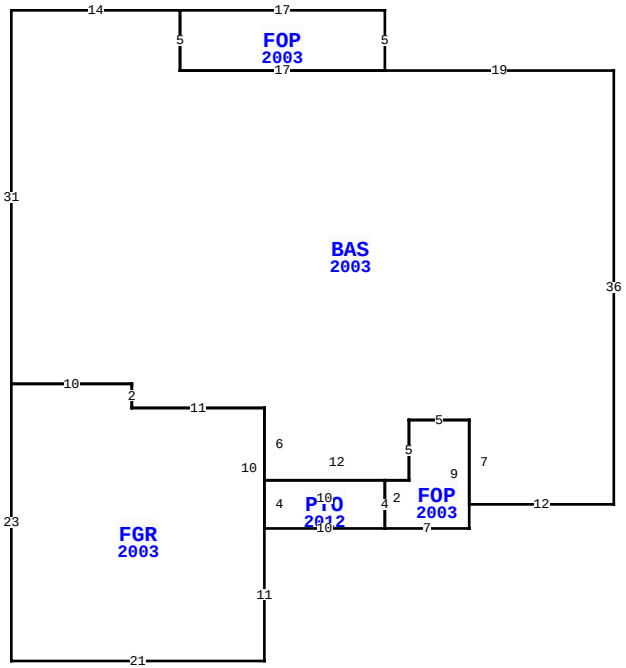
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,623	100	2003	1,623	189,674
FGR	461	55	2003	254	29,684
FOP	53	30	2003	16	1,870
FOP	85	30	2003	26	3,039
PTO	40	5	2012	2	234
TOTALS	2,262			1,921	224,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,921	94.2858	131.06	251,766	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2024 Heated Area: 1623 HX Base Yr 2024



96675 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,500
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		312,475
SOH/AGL Deduction		0
ASSESSED VALUE		312,475
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,064
TOTAL JUST VALUE		312,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706802	REPAIR/RRF	10,791	10/01/2017
B0210181	NEW CONSTR	120,231	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1917	2/15/2023	WD	Q	I	01	357,500
GRANTOR: MEKARA MICHAEL THOMAS						
GRANTEE: KAMPEL ERIC & RUTHA						
2427/0155	1/18/2021	QC	U	I	11	100
GRANTOR: MEKARA THOMAS M SR						
GRANTEE: MEKARA MICHAEL THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FOP=[YR=2003] N5 W17 S5 E17$ W17 N5 W14 S31 FGR=[YR=2003] S23 E21N11PTO=[YR=2012] E10 FOP=[YR=2003] E7 N9 W5 S5 W2 S4 $ N4 W10 S4 $ N10 W11 N2 W10$ E10 S2E11 S6 E12 N5 E5 S7 E12 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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