LOT 5
IN OR 2189/548
BEACHWAY @ NASSAU LAKE #1B

DECANIO SUSAN M/MORALES JEAN P
96679 CESSA DRIVE
YULEE, FL 32097

**2026**

**27-2N-28-014B-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

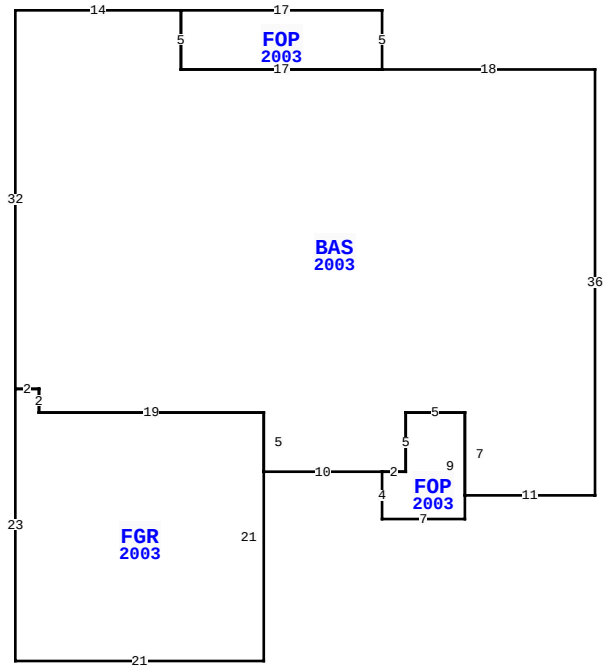
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,624 | 100 | 2003 | 1,624 | 195,268 |
| FGR | 445 | 55 | 2003 | 245 | 29,459 |
| FOP | 53 | 30 | 2003 | 16 | 1,924 |
| FOP | 85 | 30 | 2003 | 26 | 3,127 |
| TOTALS | 2,207 | | | 1,911 | 229,777 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,911 | 97.1964 | 135.10 | 258,176 | 2003 | 2003 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM 0% - 0 Heated Area: 1624 HX Base Yr




96679 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 | 229,777 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 314,777 |
| SOH/AGL Deduction | 16,569 |
| ASSESSED VALUE | 298,208 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 298,208 |
| TOTAL JUST VALUE | 314,777 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 332,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0310745 | NEW CONSTR | 120,001 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2189/0548 | 4/05/2018 | WD | Q | I | 01 | 205,000 |
| GRANTOR: HEREFORD MICHELLE A & | | | | | | |
| GRANTEE: DECANIO SUSAN M & J | | | | | | |
| 1765/1609 | 11/17/2011 | WD | U | I | 38 | 136,000 |
| GRANTOR: SIEGEL ERIC M | | | | | | |
| GRANTEE: HEREFORD MICHELLE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W18 FOP=[YR=2003] N5 W17 S5 E17$ W17 N5 W14 S32
FGR=[YR=2003] S23 E21 N21 W19 N2 W2$ E2 S2 E19 S5 E10
FOP=[YR=2003] S4 E7 N9 W5 S5 W2$ E2 N5 E5 S7 E11 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 | 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