LOT 6
IN OR 1193/973
BEACHWAY @ NASSAU LAKE #1B

JONES RONALD E
96689 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0006-0000

BUILDING CHARACTERISTICS

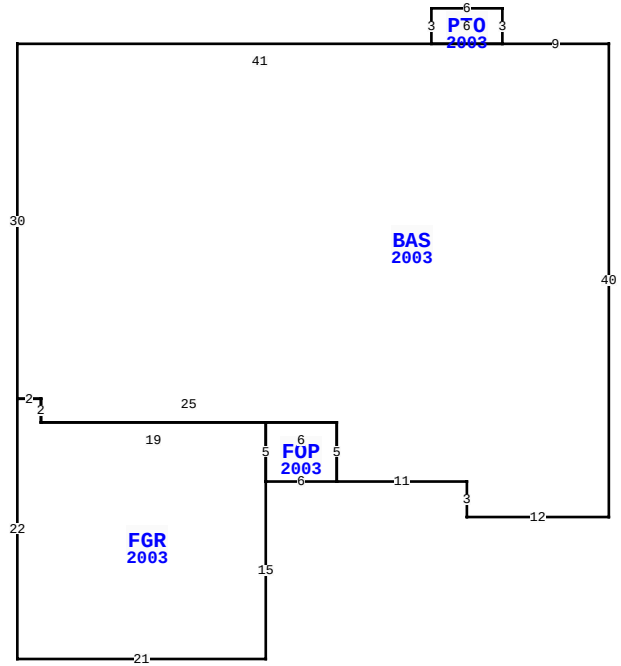
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,747	100	2003	1,747	202,618
FGR	424	55	2003	233	27,023
FOP	30	30	2003	9	1,044
PTO	18	5	2003	1	116
TOTALS	2,219			1,990	230,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,990	93.4920	129.95	258,600	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM 100% - 2004 Heated Area: 1747 HX Base Yr 2004



96689 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		230,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		315,800
SOH/AGL Deduction		165,218
ASSESSED VALUE		150,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,171
TOTAL JUST VALUE		315,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0002490	REPAIR/RRF	7,000	01/01/2020
B0311390	NEW CONSTR	126,014	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/0973	12/05/2003	WD	Q	I		149,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: JONES RONALD E & HE						
1122/1840	3/19/2003	WD	U	V	19	220,500
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W9 PTO=[YR=2003] N3 W6 S3 E6 $ W41 S30
FGR=[YR=2003] S22 E21 N15 FOP=[YR=2003] E6 N5 W6 S5$ N5 W19
N2 W2$ E2 S2 E25 S5 E11 S3 E12 N40$.

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