LOT 8
IN OR 2052/1852
BEACHWAY @ NASSAU LAKE #1B

SUTTON ANNE K
96761 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0008-0000

BUILDING CHARACTERISTICS

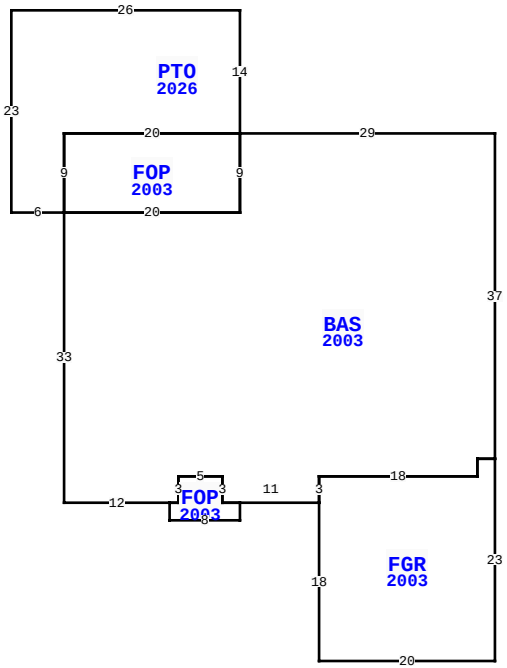
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,799	100	2003	1,799	212,200
FGR	424	55	2003	233	27,483
FOP	31	30	2003	9	1,062
FOP	180	30	2003	54	6,369
PTO	418	5	2026	21	2,477
TOTALS	2,852			2,116	249,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	95.1678	132.28	279,904	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2017 Heated Area: 1799 HX Base Yr 2017



96761 ARRIGO BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,590
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		337,565
SOH/AGL Deduction		139,206
ASSESSED VALUE		198,359
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,948
TOTAL JUST VALUE		337,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106213	ROOF	19,000	05/14/2021
B0210593	NEW CONSTR	132,358	12/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1852	6/10/2016	WD	Q	I	01	204,900
GRANTOR: GOSSETT LINDA M						
GRANTEE: SUTTON ANNE K						
1716/0793	12/23/2010	WD	Q	I	01	161,500
GRANTOR: MARTINI WILLIAM & PAM						
GRANTEE: GOSSETT LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W29 S9 W20 S33 E12 E1 N3 E5 S3 E11 N3 E18 N2 E2 N37 $
FGR=[YR=2003;ORIG=-20,42] S18 E20 N23 W2 S2 W18 S3 $
FOP=[YR=2003;ORIG=-29,0] W20 S9 E20 N9 $
FOP=[YR=2003;ORIG=-37,42] S2 E8 N2 W2 N3 W5 S3 W1 $
PTO=[YR=2026;ORIG=-29,0] W20 S9 W6 N23 E26 S14 $
.

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