LOT 10
IN OR 2166/1161
BEACHWAY @ NASSAU LAKE #1B

WATSON JUSTIN
96765 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0010-0000

BUILDING CHARACTERISTICS

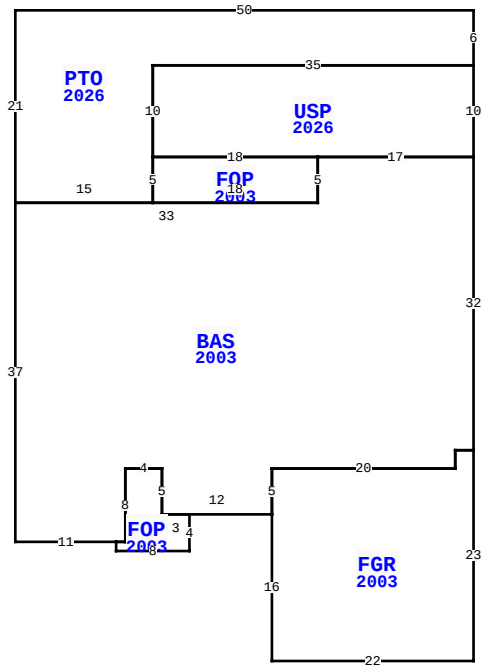
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	2003	1,687	193,505
FGR	466	55	2003	256	29,364
FOP	49	30	2003	15	1,721
FOP	90	30	2003	27	3,097
PTO	525	5	2026	26	2,983
USP	350	30	2026	105	12,044
TOTALS	3,167			2,116	242,713

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	94.2858	131.06	277,323	2003	2003	0	0	0	12.48	87.52

1 SNGL FAM 100% - 2018 Heated Area: 1687 HX Base Yr 2018



96765 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		242,713
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,713
SOH/AGL Deduction		115,768
ASSESSED VALUE		211,945
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,534
TOTAL JUST VALUE		327,713
NCON VALUE		15,026
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108151	ROOF	15,000	06/21/2021
B0210386	NEW CONSTR	120,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/1161	12/20/2017	WD	Q	I	01	215,000
GRANTOR: LIN CHIN CHING YANG &						
GRANTEE: WATSON JUSTIN						
1375/1711	12/21/2005	WD	Q	I		225,000
GRANTOR: LOFLEY GARY A & KIMBE						
GRANTEE: LIN CHIN-CHING YANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W17 S5 W33 S37 E11 E1 N8 E4 S5 E12 N5 E20 N2 E2 N32 $
FGR=[YR=2003;ORIG=-22,39] S16 E22 N23 W2 S2 W20 S5 $
FOP=[YR=2003;ORIG=-17,0] W18 S5 E18 N5 $
FOP=[YR=2003;ORIG=-39,42] S1 E8 N4 W3 N5 W4 S8 W1 $
USP=[YR=2026;ORIG=-35,0] E18 E17 N10 W35 S10 $
PTO=[YR=2026;ORIG=0,-10] W35 S10 S5 W15 N21 E50 S6 $
.

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 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