LOT 11
IN OR 2183/685
BEACHWAY @ NASSAU LAKE #1B

MEZIERE GARY A/WETHERHILL DONNA D
96771 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0011-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

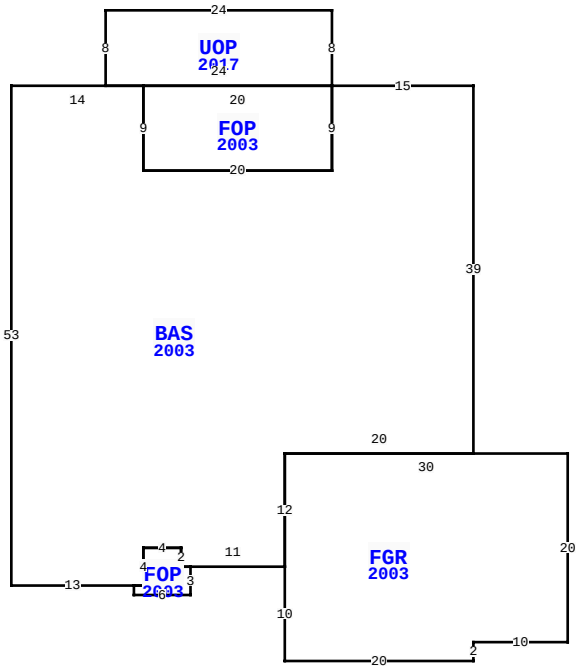
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	2003	2,099	247,917
FGR	640	55	2003	352	41,575
FOP	24	30	2003	7	827
FOP	180	30	2003	54	6,378
UOP	192	20	2017	38	4,488
TOTALS	3,135			2,550	301,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,550	95.4720	132.71	338,410	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2019 Heated Area: 2099 HX Base Yr 2019



96771 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		301,185
TOTAL MARKET OB/XF VALUE		58,844
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		445,029
SOH/AGL Deduction		163,418
ASSESSED VALUE		281,611
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		230,200
TOTAL JUST VALUE		445,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106574	ROOF	22,400	05/21/2021
B19708	ADDITION	11,131	04/01/2007
B19635	SWIM POOL	55,000	03/01/2007
B0210131	NEW CONSTR	150,943	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0685	3/14/2018	WD	Q	I	02	300,000
GRANTOR: PARK JAMES & LAURA M						
GRANTEE: MEZIERE GARY A & DO						
2127/1168	6/16/2017	WD	Q	I	01	279,900
GRANTOR: SOUCY KATHIE RICHARDS						
GRANTEE: PARK JAMES & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 UOP=[YR=2017] N8 W24 S8 E24$
FOP=[YR=2003] W20 S9 E20 N9 $ S9 W20 N9 W14 S53 E13
FOP=[YR=2003] S1E6 N3 W1 N2 W4 S4 W1 $ E1 N4 E4 S2 E11
FGR=[YR=2003] S10 E20 N2 E10 N20 W30 S12 $ N12 E20 N39 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	
3	0911	SCRN RM A	0	100	0	0	1,127.00	SF	18.00	18.00	100	2007	2007	3	24	4,869	
7	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 58,844

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