LOT 20
BEACHWAY @ NASSAU LAKE #1B
PB 6/303

MORROW FAMILY TRUST/MORROW WILLIAM A TRUSTEE
96842 ARRIGO BLVD
FERNANDINA BEACH, FL 32034

2026

27-2N-28-014B-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

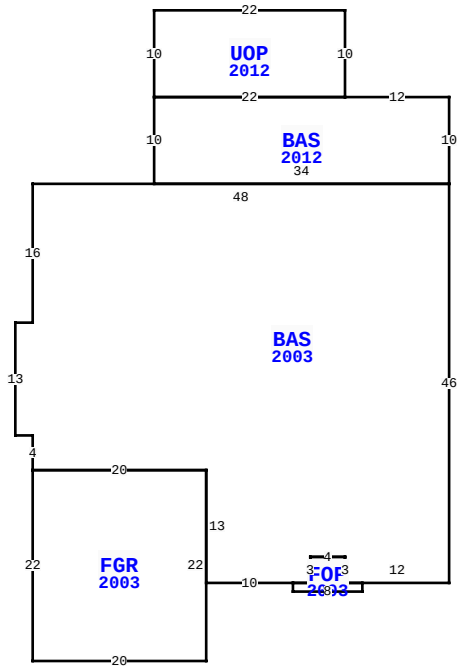
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,962	100	2003	1,962	218,304
BAS	340	100	2012	340	37,830
FGR	440	55	2003	242	26,927
FOP	20	30	2003	6	668
UOP	220	20	2012	44	4,895
TOTALS	2,982			2,594	288,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,594	89.7696	124.78	323,679	2003	2003	0	0	0	10.83	89.17

1 SNGL FAM 100% - 2022 Heated Area: 2302 HX Base Yr 2022



96842 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		288,625
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		373,625
SOH/AGL Deduction		67,880
ASSESSED VALUE		305,745
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,334
TOTAL JUST VALUE		373,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17201	H/AC	0	05/01/2012
B25897	ADDITION	40,997	04/01/2012
B0210167	NEW CONSTR	142,211	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/1862	7/09/2021	WD	Q	I	01	355,000
GRANTOR: DRAKE PAUL DAVID & JO						
GRANTEE: MORROW FAMILY TRUST						
1550/0310	2/08/2008	WD	Q	I	01	100
GRANTOR: DRAKE PAUL DAVID & JO						
GRANTEE: DRAKE PAUL D & JODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] N10 W12 UOP=[YR=2012] N10 W22 S10 E22 $ W22 S10 E34 $ BAS=[YR=2003] W48 S16 W2 S13 E2 S4 FGR=[YR=2003] S22 E20 N22 W20 $ E20 S13 E10 FOP=[YR=2003] S1 E8 N1 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E12 N46 $.

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