

LOT 6
IN OR 2233/953
BEACH HAMMOCK PB 5/154

ABRUSCATO NICHOLAS & LAURI KATHERINE/
2750 RACHEAL AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1110-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1062.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	214,729
FGR	440	55	242	28,427
FOP	132	30	40	4,698
FSP	150	40	60	7,048
UST	204	45	92	10,807

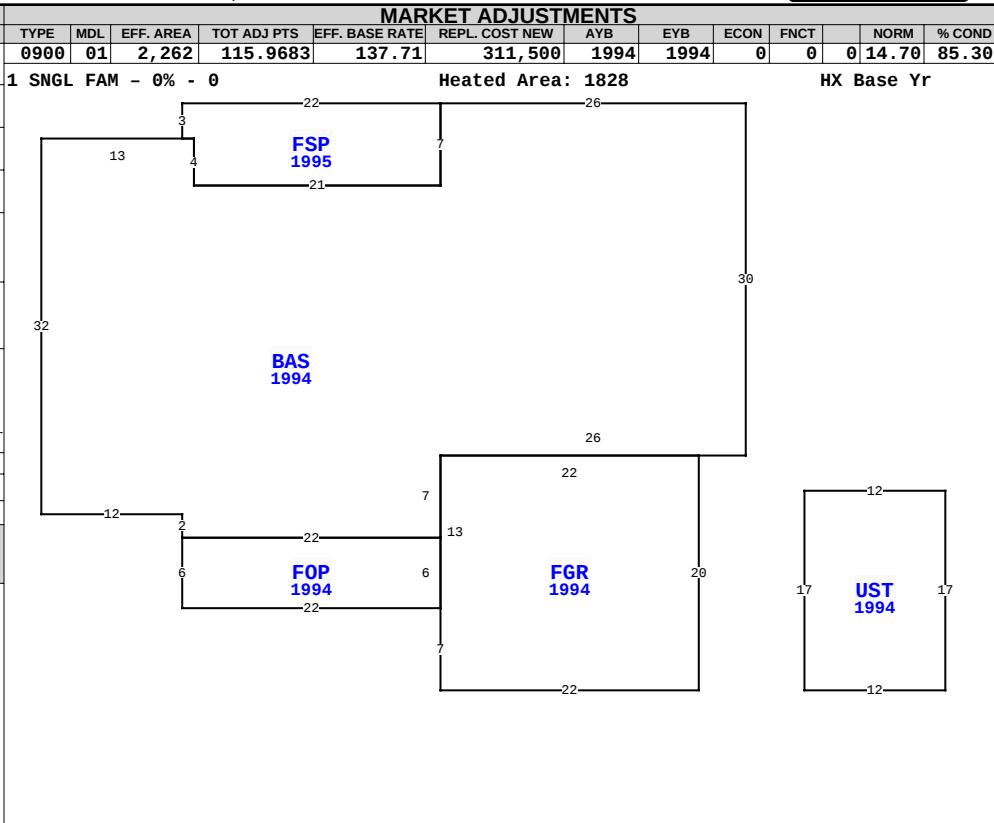
TOTALS	2,754		2,262	265,710
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	1994	1994	3	70	2,621	
3	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1994	1994	3	70	410	
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	1995	1995	3	20	96	
6	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	100	1994	1994	3	20	26	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							



2750 RACHEAL AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	265,710		
TOTAL MARKET OB/XF VALUE	6,232		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	431,942		
SOH/AGL Deduction	24,633		
ASSESSED VALUE	407,309		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	407,309		
TOTAL JUST VALUE	431,942		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	405,843		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0953	10/26/2018	WD	Q	I	01	408,000

GRANTOR: O'LEAR FRANK P JR
GRANTEE: ABRUSCATO NICHOLAS
1539/0705 12/06/2007 WD Q I 375,000
GRANTOR: WILLIAMS BENJAMIN D
GRANTEE: O'LEAR FRANK P JR &

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1994] W26 FSP=[YR=1995] W22 S3 E1 S4 E21 N7 \$ S7 W21
N4 W13 S32 E12 S2 FOP=[YR=1994] S6 E22 FGR=[YR=1994] S7 E22
N20 W22 S13 \$ N6 W22 \$ E22 N7 E26 N30 \$ PTR= E5S33
UST=[YR=1994] E12 S17 W12 N17 \$N33 W5 \$.