LOT 23
IN OR 1338/1688
ESMT PT OR 1164/35

ZAREMBO SERGEI & NADIA
732 PORTO CRISTO AVE
SAINT AUGUSTINE, FL 32092-4714

2023

27-2N-28-1840-0023-0000

BUILDING CHARACTERISTICS

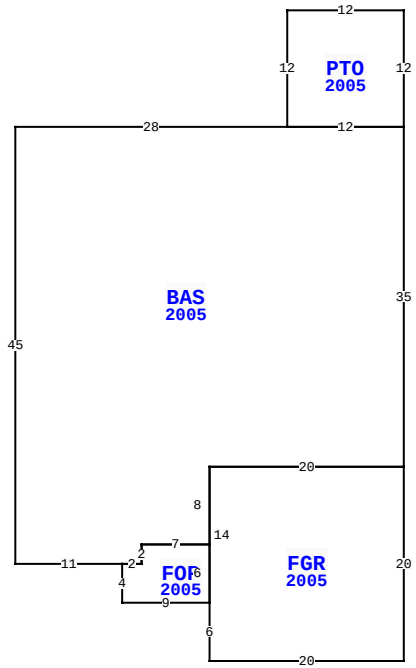
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	184,951
FGR	400	55	220	25,655
FOP	50	30	15	1,749
PTO	144	5	7	816
TOTALS	2,180		1,828	213,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	107.3000	127.42	232,924	2005	2005	0	0	0	8.48	91.52

1 SNGL FAM – 0% - 0 Heated Area: 1586 HX Base Yr



96177 ABACO ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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	213,172
TOTAL MARKET OB/XF VALUE	2,895
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	291,067
SOH/AGL Deduction	62,533
ASSESSED VALUE	228,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,534
TOTAL JUST VALUE	291,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509891	H/AC	0	06/01/2005
E0515136	ELEC OTHER	2,000	06/01/2005
P09360	OTHER	0	04/01/2005
R07285	REPAIR/RRF	5,000	02/01/2005
B14655	NEW CONSTR	115,106	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1688	8/03/2005	WD	Q	I		144,600
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: ZAREMBO SERGEI & NA						
1207/0775	2/10/2004	WD	U	V	19	158,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W12 S12 BAS=[YR=2005] W28 S45 E11
FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E20 N20 W20 S14 $ N6
W7 S2 W2 $ E2 N2 E7 N8 E20 N35 W12 $ E12 N12 $.

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	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2005	2005	3	87	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS