

LOT 26
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

HOWARD DWAIN MICHAEL
96217 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0026-0000



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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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	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	1,976	100	1,976	248,202
FGR	460	55	253	31,779
FOP	24	30	7	879
FSP	180	40	72	9,043
TOTALS	2,640		2,308	289,904

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
1	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2005	2005
2	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2015	2015

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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,308	112.1120	133.13	307,264	2005	2010	0	0	0	5.65	94.35	
1 SNGL FAM - 100% - 2023 Heated Area: 1976 HX Base Yr 2023													
96217 ABACO ISLAND DR, FERNANDINA BEACH													
BLD DATE: 05/22/2023 MLU													

TOTAL OB/XF													
5,141													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,904	
TOTAL MARKET OB/XF VALUE		5,141	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,045	
SOH/AGL Deduction		0	
ASSESSED VALUE		370,045	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		320,045	
TOTAL JUST VALUE		370,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15947	ELEC OTHER	1,800	10/01/2005
M10475	MECH OTHER	0	10/01/2005
R07847	REPAIR/RRF	1,500	07/01/2005
P09715	OTHER	0	07/01/2005
B15519	NEW CONSTR	216,240	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1815	3/10/2022	WD	Q	I	01	508,500
GRANTOR: GUZMAN EDUARDO A CHAV						
GRANTEE: HOWARD DWAIN MICHAEL						
2240/0557	11/30/2018	TD	Q	I	01	218,000
GRANTOR: REBECCA A MICHAELS RE						
GRANTEE: GUZMAN EDUARDO A CH						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W22FSP=[YR=2012] N12W15S12 E15\$W15N12W13S56E12FOP=[YR=2005] S3 E8N3W8\$E18FGR=[YR=2005] S4E20N23W20 S19\$N19E20N25\$.													