

KELLER MARILYN R
96261 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0029-0000

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD03VINYL 80Exterior Wall20FACE BRICK 20Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 70Interior Floo08SHT VINYL 30Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame Stories Units02WOOD FRAME 1001. 1. 1000 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4057.00BASFGRFSPPTOTOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE1,7001001,700192,0264125522725,6425330161,80715040606,7788054452TOTALS2,3952,007226,704

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900012,007104.4680124.06248,98820052005008.9591.05

1 SNGL FAM - 100% - 2006Heated Area: 1700HX Base Yr 2006

PLOT PLAN
The plot plan shows three distinct areas labeled PTO 2005, FSP 2005, and BAS 2005 at the top left; FOP 2005 and FGR 2005 at the bottom right. Dimensions are provided along all boundaries and internal divisions.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE226,704TOTAL MARKET OB/XF VALUE3,049TOTAL LAND VALUE - MARKET75,000TOTAL MARKET VALUE304,753SOH/AGL Deduction164,208ASSESSED VALUE140,545TOTAL EXEMPTION VALUEHX HB SX WX105,000BASE TAXABLE VALUE35,545TOTAL JUST VALUE304,753NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE245,859

SUMMARY TABLE

PERMIT NUMBERDESCRIPTIONAMTISSUEDM0509687H/AC005/01/2005E14781ELEC OTHER1,50004/01/2005B14749NEW CONSTR192,04803/01/2005P09255OTHER003/01/2005R07335REPAIR/RRF1,50003/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE1336/02197/26/2005WDQI193,600

GRANTOR: RICHMOND AMERICAN HOM GRANTEE: KELLER RICHARD & MA 1259/19269/17/2004WDUV191,182,100 GRANTOR: WATSON HOME BUILDERS GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] N10 W15 PTO=[YR=2005] W8 S10 E8 N10\$ S10 E15 \$ W26 S12 W2 S9 E2 S25 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E20 N20 W14 N2 W6 S17\$ N9 W5 S5 W2 S2\$ N2 E2 N5 E5 N8 E5 S2 E14 N33\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOCCZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHF ACT% CONDDTOTADJUINIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV1000133CSFR LAKE100PUDE0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

EXTRA FEATURES

96261 ABACO ISLAND DR, FERNANDINA BEACHFLORIDABLD DATEXF DATEINC DATEMLUGLG DATELAND DATEAG DATE05/22/2023

BLD DATEXF DATEINC DATEMLUGLG DATELAND DATEAG DATE05/22/2023

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