LOT 31
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

GREENLEE ANGELA B
96289 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0031-0000

BUILDING CHARACTERISTICS

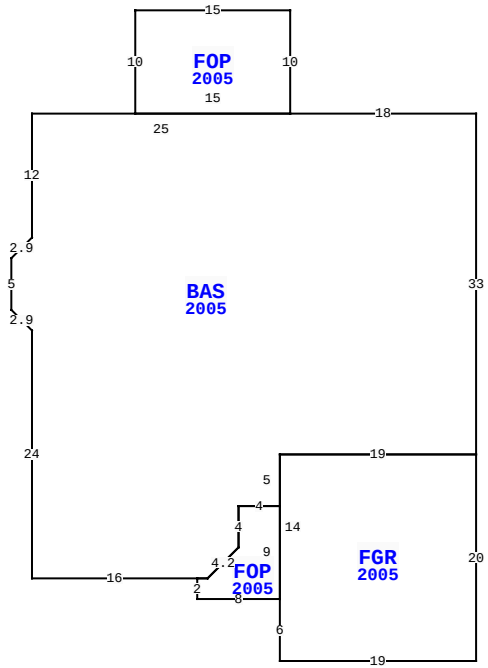
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,689	100	1,689	196,140
FGR	380	55	209	24,271
FOP	49	30	15	1,742
FOP	150	30	45	5,226
TOTALS	2,268		1,958	227,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,958	104.7620	124.40	243,575	2005	2008	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2020 Heated Area: 1689 HX Base Yr 2020



96289 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		227,377
TOTAL MARKET OB/XF VALUE		2,972
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,349
SOH/AGL Deduction		98,588
ASSESSED VALUE		206,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,761
TOTAL JUST VALUE		305,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000398	REPAIR/RRF	10,200	01/01/2020
M09151	MECH OTHER	0	02/01/2005
B13445	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2329/0426	12/31/2019	WD	Q	I	01	251,000
GRANTOR: REYES BONNIE ANN						
GRANTEE: GREENLEE ANGELA B						
1320/1023	5/26/2005	WD	Q	I		225,075
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REYES BONNIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] N10 W15 S10 E15 $ W25 S12 D2 L2 S5 D2 R2 S24 E16 FOP=[YR=2005] S2 E8 FGR=[YR=2005] S6 E19 N20 W19 S14$ N9 W4 S4 D3 L3 W1 $ E1 U3 R3 N4 E4 N5 E19 N33 $.

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	100	0	0	657.00	SF	5.20	5.20	100	2005	2005	3	87	2,972	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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	000133	C	SFR LAKE	100		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