

LOT 32
IN OR 2083/533
ESMT PT OR 1164/35

MCAFEE DENISE B & ROGER M
96303 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0032-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 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	1,722	100	1,722	203,467
FGR	400	55	220	25,994
FOP	49	30	15	1,772
FSP	150	40	60	7,090
TOTALS	2,321		2,017	238,324

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,017	109.8580	130.46	263,138	2005	2005	0	0	9.43	90.57
1 SNGL FAM - 100% - 2017 Heated Area: 1722 HX Base Yr 2017											
96303 ABACO ISLAND DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,324	
TOTAL MARKET OB/XF VALUE		2,909	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		316,233	
SOH/AGL Deduction		134,986	
ASSESSED VALUE		181,247	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		131,247	
TOTAL JUST VALUE		316,233	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15949	ELEC OTHER	1,600	10/01/2005
M10474	MECH OTHER	0	10/01/2005
R07846	REPAIR/RRF	1,500	07/01/2005
P09717	OTHER	0	07/01/2005
B15518	NEW CONSTR	203,390	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/0533	11/10/2016	WD	Q	I	01	209,800
GRANTOR: RIGGIO ROSALYN V						
GRANTEE: MCAFEE DENISE B & R						
1383/1100	1/23/2006	WD	U	I	21	206,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RIGGIO ROSALYN V						

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
1	0811	CONCRETE B	0 100	0	0	643.00	SF	5.20	5.20	100	2005	2005	3	87
TOTAL OB/XF 2,909														

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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 2,909														