

LOT 36
IN OR 2220/148
ESMT PT OR 1164/35

GALANIDA JOANNE
96373 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0036-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100	0900	01	1,924	111.2300	132.09	254,141	2004	2004	0	0	8.50	91.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019												Heated Area: 1604													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019													
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		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	1,604	100	1,604	193,863																								
FGR	423	55	233	28,161																								
FOP	84	30	25	3,021																								
FOP	130	30	39	4,714																								
PTO	458	5	23	2,780																								
TOTALS			2,699	1,924	232,539																							
EXTRA FEATURES			96373 ABACO ISLAND DR, FERNANDINA BEACH																									
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	OB/XF MKT VALUE	NOTES											
1	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	2004	2004	3	86	3,184												
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2015	2015	3	96	2,496												
TOTAL OB/XF 5,680																												
LAND DESCRIPTION			TOTAL OB/XF																									
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	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																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/0148	8/27/2018	WD	Q	I	02	245,000

GRANTOR: SETTLE DEREK

GRANTEE: GALANIDA JOANNE

1992/1608	7/01/2015	WD	Q	I	01	187,500
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GRANTOR: MCKINNEY ROBERT J & H

GRANTEE: SETTLE DEREK

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W41 S8 BAS=[YR=2004] S51 E13 FOP=[YR=2004] S2 E10 N2 FGR=[YR=2004] E18 N23 W12 S2 W7 S21 E1\$ W1 N8 W8 S8 W1\$ E1 N8 E8 N13 E7 N2 E12 N28 W14 FOP=[YR=2004] S10 W13 N10 E13\$ W27\$ E14 S10 E13 N10 E14 N8\$.