

LOT 41
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BERG JAMES EBERT
96332 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0041-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	13 LVT/LAMMT 100
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

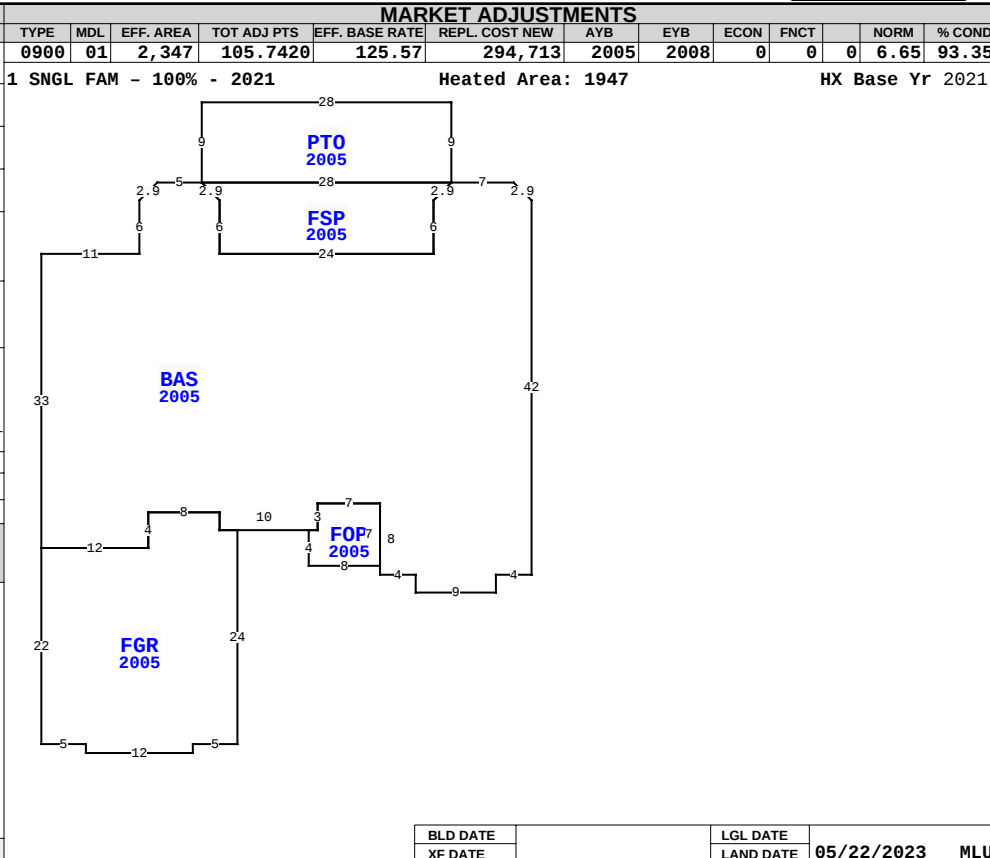
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,947	100	1,947	228,227
FGR	532	55	293	34,345
FOP	53	30	16	1,875
FSP	196	40	78	9,143
PTO	252	5	13	1,523
TOTALS	2,980		2,347	275,115

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	0812	CONCRETE C	0 100	0	0	1,484.00	SF	4.00	4.00	100	2005	2005	3	87	5,164	

LAND DESCRIPTION		TOTAL OB/XF														5,164
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
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

REVIEW DATE 11/19/2018 BY TWA



96332 ABACO ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			275,115
TOTAL MARKET OB/XF VALUE			5,164
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			355,279
SOH/AGL Deduction			134,763
ASSESSED VALUE			220,516
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			120,516
TOTAL JUST VALUE			355,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1807422	H/AC	1,350	07/23/2018
B1705986	3 DOORS	0	10/01/2017
M0509685	H/AC	0	05/01/2005
E14780	ELEC OTHER	1,600	04/01/2005
B14708	NEW CONSTR	214,980	03/01/2005
P09256	OTHER	0	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2351/1290	3/26/2020	WD	Q	I	02
					295,000
GRANTOR: MONTES DE OCA DEBORAH					
GRANTEE: BERG JAMES EBERT					
2004/0874	9/01/2015	WD	Q	I	01
					213,500
GRANTOR: DUNNEGAN JANET L TRUS					
GRANTEE: MONTES DE OCA DEBOR					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] L2 U2 W7 PTO=[YR=2005] N9 W28 S9	
FSP=[YR=2005] D2 R2 S6 E24 N6 R2 U2 W28\$ E28\$ D2 L2 S6 W24	
N6 L2 U2 W5 D2 L2 S6 W11 S33 FGR=[YR=2005] S22 E5 S1 E12 N1	
E5 N24 W2 N2 W8 S4 W12\$ E12 N4 E8S2 E10 FOP=[YR=2005] S4 E8	
N7 W7 S3 W1\$ E1 N3 E7 S8 E4 S2 E9 N2 E4N42\$.	