LOT 58
IN OR 1255/527
ESMT PT OR 1164/35

**WISIENSKI DONALD & JULIE**
96132 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

**2023**

**27-2N-28-1840-0058-0000**

## BUILDING CHARACTERISTICS

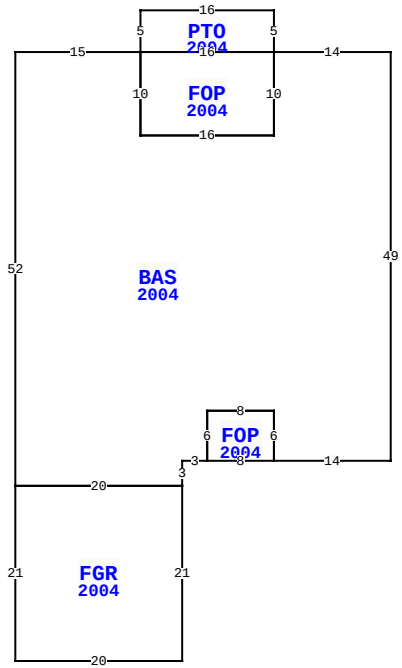
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,057 | 100 | 2,057 | 235,267 |
| FGR | 420 | 55 | 231 | 26,421 |
| FOP | 48 | 30 | 14 | 1,601 |
| FOP | 160 | 30 | 48 | 5,490 |
| PTO | 80 | 5 | 4 | 458 |
| TOTALS | 2,765 | | 2,354 | 269,237 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,354 | 106.4280 | 126.38 | 297,499 | 2004 | 2004 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2005 Heated Area: 2057 HX Base Yr 2005




96132 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 | | 269,237 |
| TOTAL MARKET OB/XF VALUE | | 4,302 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 348,539 |
| SOH/AGL Deduction | | 190,106 |
| ASSESSED VALUE | | 158,433 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 108,433 |
| TOTAL JUST VALUE | | 348,539 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 272,389 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412702 | FOUNDATION | 2,000 | 04/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1255/0527 | 8/26/2004 | WD | Q | I | | 184,000 |
| GRANTOR: YOUNG AMERICAN HOMES | | | | | | |
| GRANTEE: WISIENSKI DONALD & | | | | | | |
| 1228/0295 | 5/06/2004 | WD | U | V | 19 | 162,000 |
| GRANTOR: THE RESERVE AT NASSAU | | | | | | |
| GRANTEE: YOUNG AMERICAN HOME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W14 PTO=[YR=2004] N5 W16 S5 FOP=[YR=2004] S10 E16 N10 W16 $ E16 $ S10 W16 N10 W15 S52 FGR=[YR=2004] S21 E20 N21 W20 $ E20 N3 E3 FOP=[YR=2004] E8 N6 W8 S6 $ N6 E8 S6 E14 N49 $ .

## 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 | 962.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 4,302 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,302

| 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 | 000100 | C | SFR | 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 02/23/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS