LOT 62
IN OR 2232/1498
ESMT PT OR 1164/35

COLLINS LINDA D L/E/
96067 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0062-0000

BUILDING CHARACTERISTICS

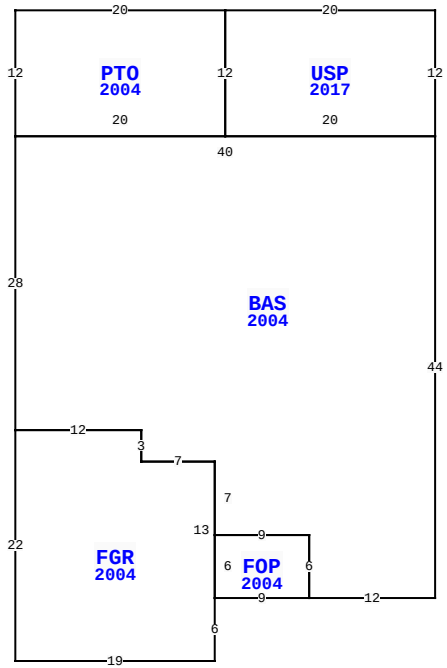
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,423	100	1,423	169,149
FGR	397	55	218	25,913
FOP	54	30	16	1,902
PTO	240	5	12	1,426
USP	240	30	72	8,559
TOTALS	2,354		1,741	206,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,741	109.4000	129.91	226,173	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 1423 HX Base Yr 2016



96067 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		206,948
TOTAL MARKET OB/XF VALUE		3,296
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		285,244
SOH/AGL Deduction		130,733
ASSESSED VALUE		154,511
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		54,511
TOTAL JUST VALUE		285,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706430	SCRN ENCLSRE	5,556	10/01/2017
B0412845	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1498	10/22/2018	LE	U	I	11	100
GRANTOR: COLLINS LINDA D						
GRANTEE: WILLIAMS VALERIE						
1980/0134	5/14/2015	WD	Q	I	01	173,000
GRANTOR: COOPER KITTY S						
GRANTEE: COLLINS LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W20 PTO=[YR=2004] W20 S12 BAS=[YR=2004] S28 FGR=[YR=2004] S22 E19 N6 FOP=[YR=2004] E9 N6 W9 S6 $ N13 W7 N3 W12$ E12 S3 E7 S7 E9 S6 E12 N44 W40 $ E20 N12$ S12 E20 N12 $.

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	737.00	SF	5.20	5.20	100	2004	2004	3	86	3,296	

LAND DESCRIPTION

TOTAL OB/XF 3,296

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 01/23/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS