LOT 63
IN OR 1842/1968
ESMT PT OR 1164/35

COOPER ANITA S
2808 OCEAN SOUND DR
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0063-0000

BUILDING CHARACTERISTICS

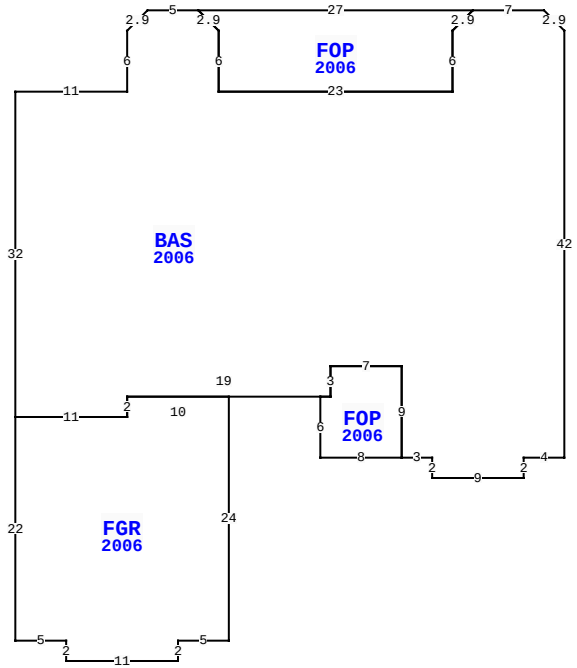
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,887	100	1,887	217,748
FGR	504	55	277	31,964
FOP	69	30	21	2,424
FOP	188	30	56	6,462
TOTALS	2,648		2,241	258,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	103.4880	122.89	275,396	2006	2009	0	0	0	6.10	93.90

1 SNGL FAM – 0% - 0 Heated Area: 1887 HX Base Yr



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

96081 ABACO ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,597
TOTAL MARKET OB/XF VALUE	4,741
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	338,338
SOH/AGL Deduction	67,273
ASSESSED VALUE	271,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,065
TOTAL JUST VALUE	338,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112232	(1 WINDOW)	3,514	09/14/2021
R2100868	REPAIR/RRF	15,000	01/26/2021
E16970	ELEC OTHER	1,900	03/01/2006
M11259	MECH OTHER	0	03/01/2006
P10749	OTHER	0	02/01/2006
C16667	CO ISSUED	242,127	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1842/1968	2/28/2013	WD	Q	I	01	227,500
GRANTOR: BELLA COLORI INC						
GRANTEE: COOPER ANITA S						
1416/1886	6/05/2006	WD	Q	I		247,600
GRANTOR: HICKS LEWIS C & BARBA						
GRANTEE: BELLA COLORI INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W7 FOP=[YR=2006] W27 D2 R2 S6 E23 N6 U2 R2 $ D2 L2 S6 W23 N6 U2 L2 W5 D2 L2 S6 W11 S32 FGR=[YR=2006] S22 E5 S2 E11 N2 E5 N24 W10 S2 W11 $ E11 N2 E19 FOP=[YR=2006] S6 E8 N9 W7 S3 W1 $ E1 N3 E7 S9 E3 S2 E9 N2 E4 N42 $.

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	0812	CONCRETE C	0	0	0	0	1,347.00	SF	4.00	4.00	100	2006	2006	3	88	4,741	

LAND DESCRIPTION

TOTAL OB/XF 4,741

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	000133	C	SFR LAKE	0		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