LOT 76
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BILGER DEBORAH D
96282 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0076-0000

BUILDING CHARACTERISTICS

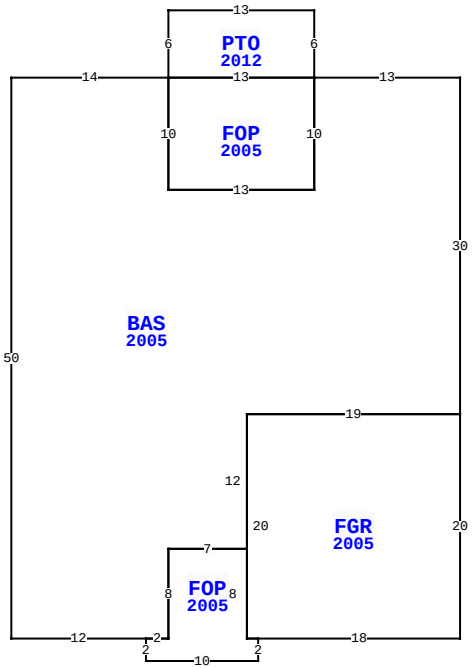
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,434	100	1,434	170,991
FGR	380	55	209	24,921
FOP	76	30	23	2,743
FOP	130	30	39	4,651
PTO	78	5	4	477
TOTALS	2,098		1,709	203,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,709	109.2000	129.68	221,623	2005	2005	0	0	0	8.05	91.95

1 SNGL FAM – 100% - 2006 Heated Area: 1434 HX Base Yr 2006



96282 ABACO ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,782
TOTAL MARKET OB/XF VALUE		3,171
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		281,953
SOH/AGL Deduction		153,360
ASSESSED VALUE		128,593
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		73,593
TOTAL JUST VALUE		281,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14159	ELEC OTHER	2,000	02/01/2005
M09114	MECH OTHER	0	02/01/2005
B14091	NEW CONSTR	0	01/01/2005
P0408788	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0154	8/09/2019	QC	U	I	11	100
GRANTOR: BILGER STEPHEN B						
GRANTEE: BILGER STEPHEN B &						
1319/1527	5/24/2005	WD	Q	I		172,500
GRANTOR: BULLINGTON MARK & KIM						
GRANTEE: BILGER STEPHEN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13PTO=[YR=2012] N6 W13 S6 E13 $ FOP=[YR=2005] W13 S10 E13 N10$ S10 W13 N10 W14 S50 E12 FOP=[YR=2005] S2 E10 N2 FGR=[YR=2005] E18 N20 W19 S20 E1$ W1 N8 W7 S8 W2 $ E2 N8 E7 N12 E19 N30$.

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	701.00	SF	5.20	5.20	100	2005	2005	3	87	3,171	

LAND DESCRIPTION

TOTAL OB/XF 3,171

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 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