LOT 77
IN OR 2231/600
ESMT PT OR 1164/35

LINDSEY CASEY E & SAMANTHA E
96266 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0077-0000

BUILDING CHARACTERISTICS

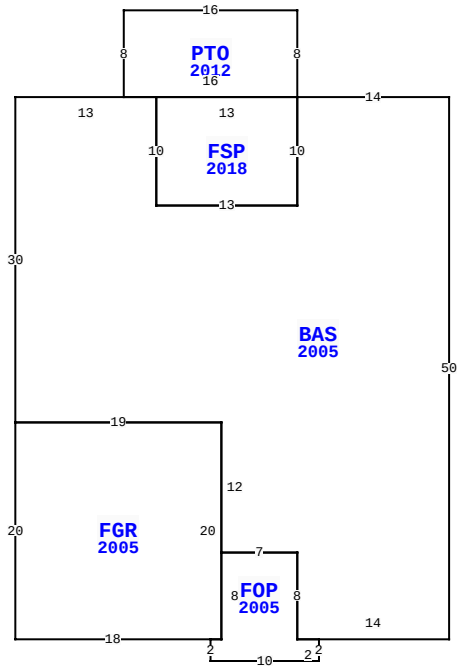
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
FSP	130	40	52	6,200
PTO	128	5	6	715
TOTALS	2,148		1,724	205,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,724	109.2000	129.68	223,568	2005	2005	0	0	0	8.05	91.95

1 SNGL FAM – 100% - 2019 Heated Area: 1434 HX Base Yr 2019



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

96266 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		205,571
TOTAL MARKET OB/XF VALUE		2,805
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		283,376
SOH/AGL Deduction		108,111
ASSESSED VALUE		175,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,265
TOTAL JUST VALUE		283,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14218	ELEC OTHER	2,000	02/01/2005
M09149	MECH OTHER	0	02/01/2005
B14090	NEW CONSTR	0	01/01/2005
P0408789	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0600	10/15/2018	WD	Q	I	01	202,500
GRANTOR: KITTRELL WILLIAM W II						
GRANTEE: LINDSEY CASEY E & S						
1622/1540	5/29/2009	WD	Q	I	01	162,000
GRANTOR: BULLINGTON AMBER & KI						
GRANTEE: KITTRELL WILLIAM W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14PTO=[YR=2012] N8 W16 S8 E16 $ FSP=[YR=2018] W13 S10 E13 N10$ S10 W13 N10 W13 S30 FGR=[YR=2005] S20 E18 FOP=[YR=2005] S2 E10N2 W2 N8 W7 S8 W1$ E1 N20 W19$E19 S12 E7 S8 E14 N50$.

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	620.00	SF	5.20	5.20	100	2005	2005	3	87	2,805	

LAND DESCRIPTION

TOTAL OB/XF 2,805

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