LOT 78
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

JOHNSON WANDA L L/E/
96250 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0078-0000

BUILDING CHARACTERISTICS

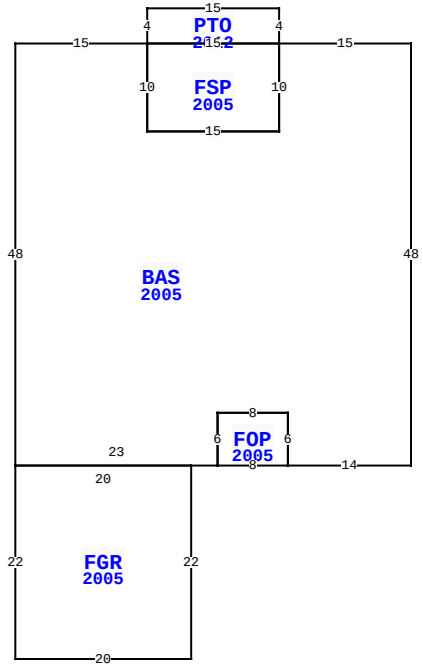
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,962	100	1,962	233,463
FGR	440	55	242	28,796
FOP	48	30	14	1,666
FSP	150	40	60	7,140
PTO	60	5	3	357
TOTALS	2,660		2,281	271,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,281	108.9760	129.41	295,184	2005	2005	0	0	0	8.05	91.95

1 SNGL FAM – 100% - 2020 Heated Area: 1962 HX Base Yr 2020



96250 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		271,422
TOTAL MARKET OB/XF VALUE		3,257
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		349,679
SOH/AGL Deduction		107,958
ASSESSED VALUE		241,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,721
TOTAL JUST VALUE		349,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906564	(2) DOORS	6,100	07/01/2019
B13972	NEW CONSTR	0	12/01/2004
M0409062	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0094	2/07/2020	LE	U	I	11	100
GRANTOR: JOHNSON WANDA L						
GRANTEE: GAINES CHARLES CECI						
2285/1475	6/21/2019	WD	Q	I	01	245,000
GRANTOR: BAIR ROBERT S & JACLY						
GRANTEE: JOHNSON WANDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15PTO=[YR=2012] N4 W15 S4 E15$ FSP=[YR=2005] W15 S10 E15 N10$ S10 W15 N10 W15 S48 FGR=[YR=2005] S22 E20 N22 W20$ E23 FOP=[YR=2005] E8 N6 W8 S6$ N6 E8 S6 E14 N48$.

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	720.00	SF	5.20	5.20	100	2005	2005	3	87	3,257	

LAND DESCRIPTION

TOTAL OB/XF 3,257

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