

LOT 6
IN OR 2233/953
BEACH HAMMOCK PB 5/154

ABRUSCATO NICHOLAS & LAURI KATHERINE/
2750 RACHEAL AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1110-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

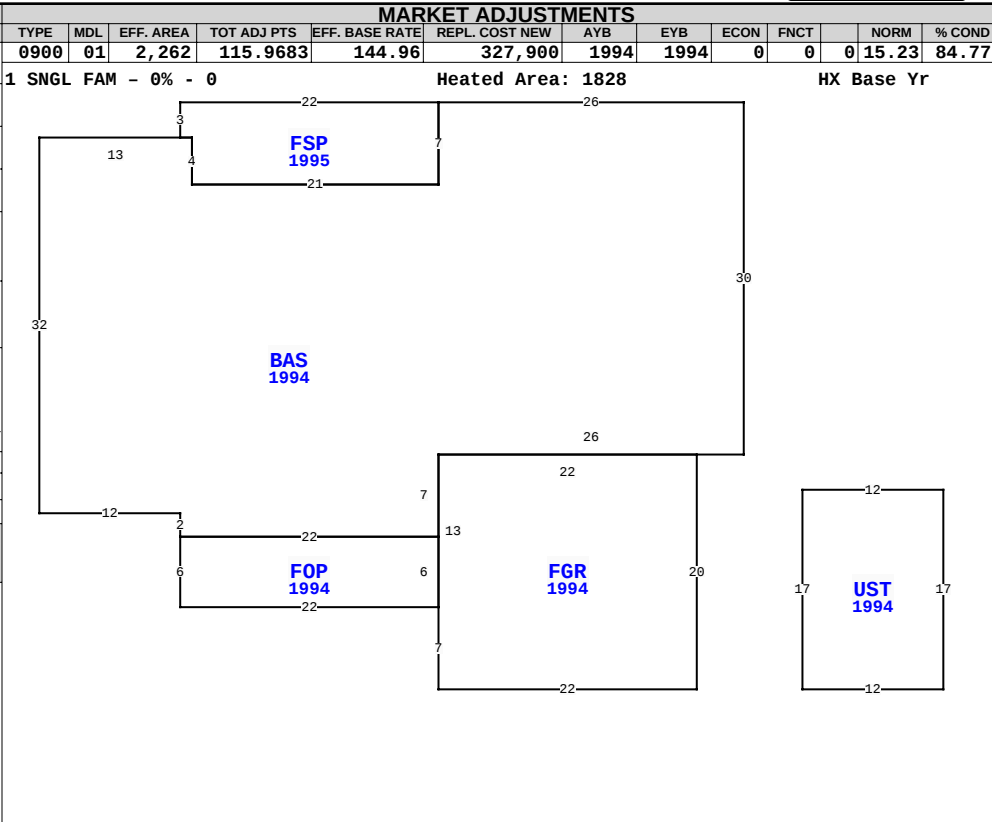
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1,828	224,629
FGR	440	55	242	29,737
FOP	132	30	40	4,915
FSP	150	40	60	7,373
UST	204	45	92	11,305

TOTALS	2,754		2,262	277,961
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	
6	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	75.00	100.00	1.00	LT	



2750 RACHEAL AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	1994	1994	3	68	2,546	
3	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	100	1994	1994	3	68	398	
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	1995	1995	3	20	384	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	1995	1995	3	20	96	
6	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	100	1994	1994	3	20	26	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	75.00	100.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											277,961
TOTAL MARKET OB/XF VALUE											6,110
TOTAL LAND VALUE - MARKET											200,000
TOTAL MARKET VALUE											484,071
SOH/AGL Deduction											36,031
ASSESSED VALUE											448,040
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											448,040
TOTAL JUST VALUE											484,071
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											431,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2233/0953	10/26/2018	WD	Q	I	01	408,000	
GRANTOR: O'LEAR FRANK P JR							
GRANTEE: ABRUSCATO NICHOLAS							
1539/0705	12/06/2007	WD	Q	I		375,000	
GRANTOR: WILLIAMS BENJAMIN D							
GRANTEE: O'LEAR FRANK P JR &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1994] W26 FSP=[YR=1995] W22 S3 E1 S4 E21 N7 \$ S7 W21 N4 W13 S32 E12 S2 FOP=[YR=1994] S6 E22 FGR=[YR=1994] S7 E22 N20 W22 S13 \$ N6 W22 \$ E22 N7 E26 N30 \$ PTR= E5S33 UST=[YR=1994] E12 S17 W12 N17 \$N33 W5 \$.											