LOT 23
IN OR 1338/1688
ESMT PT OR 1164/35

ZAREMBO SERGEI & NADIA
732 PORTO CRISTO AVE
SAINT AUGUSTINE, FL 32092-4714

**2024**

**27-2N-28-1840-0023-0000**

## BUILDING CHARACTERISTICS

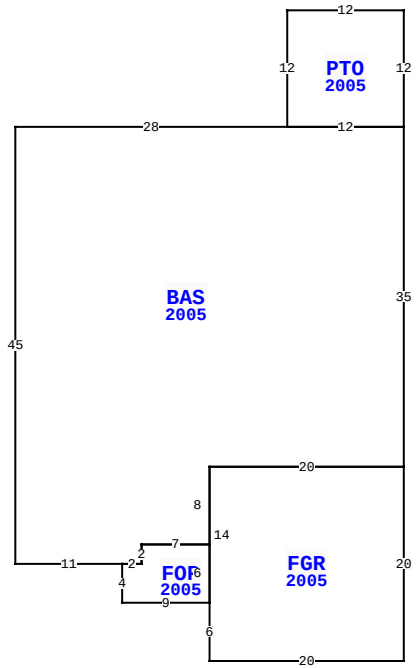
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 1,586 | 100 | 1,586 | 193,570 |
| FGR | 400 | 55 | 220 | 26,850 |
| FOP | 50 | 30 | 15 | 1,831 |
| PTO | 144 | 5 | 7 | 854 |
| TOTALS | 2,180 | | 1,828 | 223,106 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,828 | 107.3000 | 134.12 | 245,171 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1586 HX Base Yr




96177 ABACO ISLAND DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 223,106 |
| TOTAL MARKET OB/XF VALUE | 2,862 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 300,968 |
| SOH/AGL Deduction | 49,581 |
| ASSESSED VALUE | 251,387 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 251,387 |
| TOTAL JUST VALUE | 300,968 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 291,067 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0509891 | H/AC | 0 | 06/01/2005 |
| E0515136 | ELEC OTHER | 2,000 | 06/01/2005 |
| P09360 | OTHER | 0 | 04/01/2005 |
| R07285 | REPAIR/RRF | 5,000 | 02/01/2005 |
| B14655 | NEW CONSTR | 115,106 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1338/1688 | 8/03/2005 | WD | Q | I | | 144,600 |
| GRANTOR: YOUNG AMERICAN HOMES | | | | | | |
| GRANTEE: ZAREMBO SERGEI & NA | | | | | | |
| 1207/0775 | 2/10/2004 | WD | U | V | 19 | 158,000 |
| GRANTOR: THE RESERVE AT NASSAU | | | | | | |
| GRANTEE: YOUNG AMERICAN HOME | | | | | | |

## BUILDING NOTES

## 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 | 0 | 0 | 0 | 640.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 2,862 | |

## BUILDING DIMENSIONS

PTO=[YR=2005] W12 S12 BAS=[YR=2005] W28 S45 E11
FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E20 N20 W20 S14 $ N6
W7 S2 W2 $ E2 N2 E7 N8 E20 N35 W12 $ E12 N12 $ .

## LAND DESCRIPTION

TOTAL OB/XF 2,862

| 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 | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS