

LOT 25
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BETTERLEY JANE M
96203 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0025-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	1,667	100	1,667	214,961
FGR	392	55	216	27,854
FOP	60	30	18	2,321
FSP	150	40	60	7,737
TOTALS	2,269		1,961	252,872

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0855 CONC PAVER

LAND DESCRIPTION	
L N	USE CODE
1	000133 C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,961	113.7780	142.22	278,893	2004	2004	0	0	9.33	90.67
1 SNGL FAM - 100% - 2020 Heated Area: 1667 HX Base Yr 2020											
96203 ABACO ISLAND DR, FERNANDINA BEACH											

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

TOTAL OB/XF		5,648	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000133	C	SFR LAKE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		252,872	
TOTAL MARKET OB/XF VALUE		5,648	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		333,520	
SOH/AGL Deduction		111,836	
ASSESSED VALUE		221,684	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		171,684	
TOTAL JUST VALUE		333,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009903		23,195	08/02/2023
B0412489	NEW CONSTR	122,953	03/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2268/1926	4/12/2019	WD Q	I 02
GRANTOR: VOPEL WILLIAM H III &			
GRANTEE: BETTERLEY JANE M			
1286/1721	1/11/2005	WD U	I 21
GRANTOR: RICHMOND AMERICAN HOM			
GRANTEE: VOPEL WILLIAM H III			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W17 FSP=[YR=2019] N10 W15 S10 E15\$ W26 S12 W2 S9 E2 S24 E17 FOP=[YR=2004] S2 E7 FGR=[YR=2004] S6 E19 N20 W13 N2 W6 S16\$ N10 W5 S5 W2 S3\$ N3 E2 N5 E5 N6 E6 S2 E13 N33\$.	