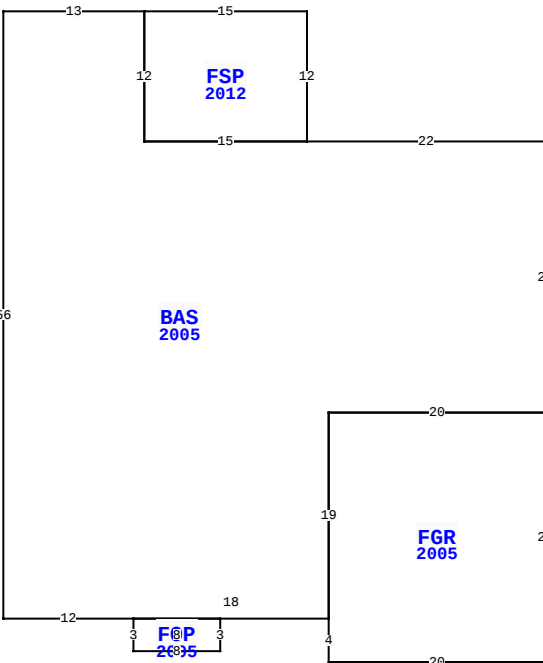


HOWARD DWAIN MICHAEL
96217 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY																	
Exterior Wall	30	VINYL 70	0900	01	2,308	112.1120	140.14	323,443	2005	2010	0	0	6.15	93.85	Tax Group: 4																	
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2023										Heated Area: 1976										HX Base Yr 2023									
Roof Structure	03	GABLE/HIP 100											Tax Dist:																			
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										303,551									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										5,084									
Interior Floo	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET										75,000									
Interior Floo	13	LVT/LAMNT 50											TOTAL MARKET VALUE										383,635									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										2,489									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										381,146									
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	2	100											BASE TAXABLE VALUE										331,146									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										383,635									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										370,045																			
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	1,976	100	1,976	259,887																												
FGR	460	55	253	33,275																												
FOP	24	30	7	921																												
FSP	180	40	72	9,469																												
TOTALS										2,640	2,308		303,551																			
EXTRA FEATURES										96217 ABACO ISLAND DR, FERNANDINA BEACH										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE															
1	0811	CONCRETE B	0 100	0	0	712.00	SF	5.20	5.20	100	2005	2005	3	86	3,184		05/22/2023 MLU															
2	0855	CONC PAVER	0 100	0	0	200.00	SF	10.00	10.00	100	2015	2015	3	95	1,900																	
LAND DESCRIPTION										TOTAL OB/XF										5,084												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000133	C	SFR LAKE	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 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																																