LOT 29
IN OR 1336/219
ESMT PT OR 1164/35

KELLER MARILYN R
96261 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0029-0000

BUILDING CHARACTERISTICS

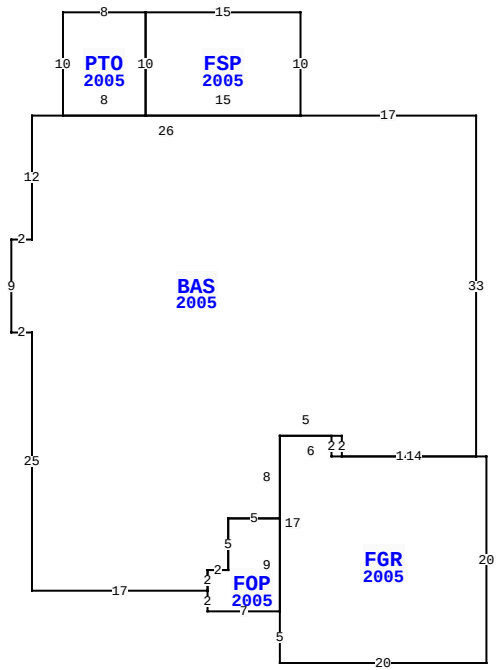
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,700	100	1,700	200,897
FGR	412	55	227	26,826
FOP	53	30	16	1,891
FSP	150	40	60	7,091
PTO	80	5	4	472
TOTALS	2,395		2,007	237,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,007	104.4680	130.58	262,074	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 1700 HX Base Yr 2006



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

96261 ABACO ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,177
TOTAL MARKET OB/XF VALUE		3,011
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		315,188
SOH/AGL Deduction		170,427
ASSESSED VALUE		144,761
TOTAL EXEMPTION VALUE	HX HB SX WX	105,000
BASE TAXABLE VALUE		39,761
TOTAL JUST VALUE		315,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509687	H/AC	0	05/01/2005
E14781	ELEC OTHER	1,500	04/01/2005
B14749	NEW CONSTR	192,048	03/01/2005
P09255	OTHER	0	03/01/2005
R07335	REPAIR/RRF	1,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0219	7/26/2005	WD	Q	I		193,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KELLER RICHARD & MA						
1259/1926	9/17/2004	WD	U	V	19	1,182,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] N10 W15 PTO=[YR=2005] W8 S10 E8 N10$ S10 E15 $ W26 S12 W2 S9 E2 S25 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E20 N20 W14 N2 W6 S17$ N9 W5 S5 W2 S2$ N2 E2 N5 E5 N8 E5 S2 E14 N33$.

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	592.00	SF	5.20	5.20	100	2005	2005	3	86	2,647	
2	0855	CONC PAVER	0	100	0	0	65.00	SF	10.00	10.00	30	2005	2005	3	56	364	

LAND DESCRIPTION

TOTAL OB/XF 3,011

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	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