LOT 32
IN OR 2083/533
ESMT PT OR 1164/35

**MCAFEE DENISE B & ROGER M**
96303 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

# 2024

**27-2N-28-1840-0032-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

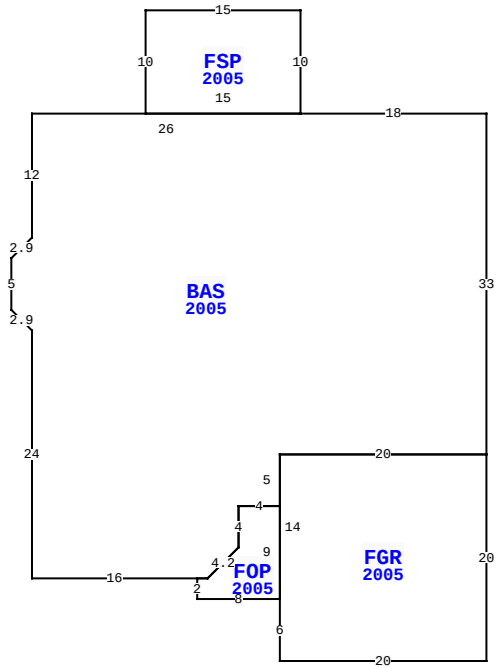
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 70 |
| Exterior Wall | 20 | FACE BRICK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 1,722 | 100 | 1,722 | 212,819 |
| FGR | 400 | 55 | 220 | 27,189 |
| FOP | 49 | 30 | 15 | 1,854 |
| FSP | 150 | 40 | 60 | 7,415 |
| TOTALS | 2,321 | | 2,017 | 249,277 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,017 | 109.8580 | 137.32 | 276,974 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2017 Heated Area: 1722 HX Base Yr 2017




96303 ABACO ISLAND DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,277 |
| TOTAL MARKET OB/XF VALUE | | 2,875 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 327,152 |
| SOH/AGL Deduction | | 140,468 |
| ASSESSED VALUE | | 186,684 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 136,684 |
| TOTAL JUST VALUE | | 327,152 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 316,233 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15949 | ELEC OTHER | 1,600 | 10/01/2005 |
| M10474 | MECH OTHER | 0 | 10/01/2005 |
| R07846 | REPAIR/RRF | 1,500 | 07/01/2005 |
| P09717 | OTHER | 0 | 07/01/2005 |
| B15518 | NEW CONSTR | 203,390 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2083/0533 | 11/10/2016 | WD | Q | I | 01 | 209,800 |
| GRANTOR: RIGGIO ROSALYN V | | | | | | |
| GRANTEE: MCAFEE DENISE B & R | | | | | | |
| 1383/1100 | 1/23/2006 | WD | U | I | 21 | 206,500 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: RIGGIO ROSALYN V | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W15 S10 E15$ W26 S12 L2 D2 S5 R2 D2 S24 E16 FOP=[YR=2005] S2 E8 FGR=[YR=2005] S6 E20 N20 W20 S14$ N9 W4 S4 D3 L3 W1$ E1 U3 R3 N4 E4 N5 E20 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 | 643.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 2,875 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,875

| 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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS