

MILLER JOHN J & PATRICIA M
96358 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0039-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

VINYL 80

WD FR STUC 20

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 80

SHT VINYL 20

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

NONE 100

Quality 03

Quality Level 03

DOR CODE 0100

SINGLE FAMILY

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC 4057.00

TOTALS

EXTRA FEATURES

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % CONDO

9900 01 2,690 103.2960 129.12 347,333 2005 2005 0 0 8.60 91.40

1 SNGL FAM - 100% - 2008 Heated Area: 2356 HX Base Yr 2008

FSP 2012

BAS 2005

FOP 2005

FUS 2005

FGR 2005

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 317,462

TOTAL MARKET OB/XF VALUE 2,784

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 395,246

SOH/AGL Deduction 211,488

ASSESSED VALUE 183,758

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 133,758

TOTAL JUST VALUE 395,246

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 381,045

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1365/0787 11/07/2005 WD Q I 235,500

GRANTOR:RICHMOND AMERICAN HOM

GRANTEE:MILLER JOHN J & PAT

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=2012] N10 W15 S10 E15\$ W34 S18
FGR=[YR=2005] S21 E21 N2 FOP=[YR=2005] E18 N1 W1 N2 W17 S3\$
N21 W14 S2 W7\$ E7 N2 E14 S16 E17 S2 E13 N34\$ PTR= E15
FUS=[YR=2005] E30 S34 W30 N34\$ W15\$.

LAND DESCRIPTION

TOTAL OB/XF 2,784

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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