LOT 42
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

SIMONE ANTHONY E & ANDREA J REV LVG TRST/SIMONE AN
96322 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

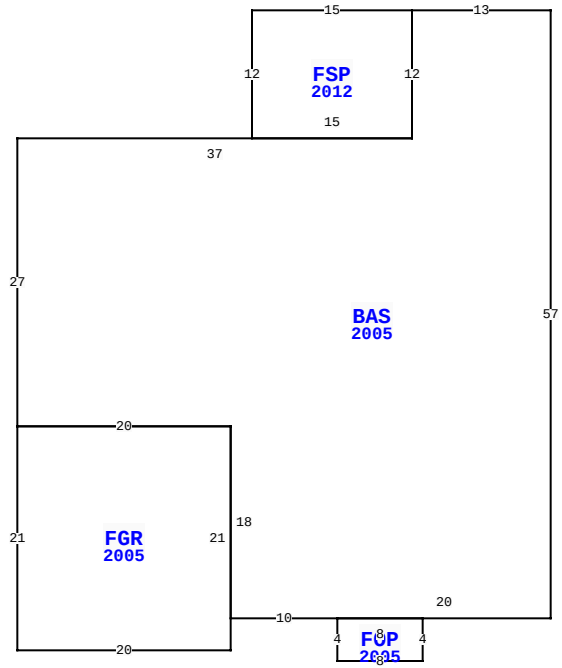
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,046	100	2,046	240,169
FGR	420	55	231	27,116
FOP	32	30	10	1,174
FSP	180	40	72	8,452
TOTALS	2,678		2,359	276,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	102.8020	128.50	303,132	2005	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2022 Heated Area: 2046 HX Base Yr 2022



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

96322 ABACO ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,911
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		358,411
SOH/AGL Deduction		66,240
ASSESSED VALUE		292,171
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		237,171
TOTAL JUST VALUE		358,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15475	ELEC OTHER	1,800	08/01/2005
M10053	MECH OTHER	0	07/01/2005
P0509647	OTHER	0	06/01/2005
R0507707	REPAIR/RRF	1,500	06/01/2005
B0515334	NEW CONSTR	214,325	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/1042	2/12/2021	WD	Q	I	02	270,000
GRANTOR: DOWLING THOMAS E & LE						
GRANTEE: SIMONE ANTHONY & AN						
2215/1817	6/28/2018	SW	U	I	12	200,000
GRANTOR: WELLS FARGO BANK TRUS						
GRANTEE: DOWLING THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2012] W15 S12 E15 N12$ S12 W37 S27 FGR=[YR=2005] S21 E20 N21 W20$ E20 S18 E10 FOP=[YR=2005] S4 E8 N4 W8$ E20 N57$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	757.00	SF	5.20	5.20	100	2005	2005	3	86	3,385	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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