

LOT 59
IN OR 1283/903
ESMT PT OR 1164/35

ALTMAN JON C
96098 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
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	1,554	100	1,554	190,674
FGR	400	55	220	26,994
FOP	60	30	18	2,209
PTO	150	5	8	982
TOTALS	2,164		1,800	220,858

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
1	0811	CONCRETE B	0 100	0	0	722.00	SF	5.20	5.20	100	2004	2004	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,800	108.2000	135.25	243,450	2004	2004	0	0	0	9.28	90.72	
1 SNGL FAM - 100% - 2005 Heated Area: 1554 HX Base Yr 2005													
96098 ABACO ISLAND DR, FERNANDINA BEACH													
BLD DATE 05/22/2023 MLU													
XF DATE													
AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,858	
TOTAL MARKET OB/XF VALUE		3,154	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		299,012	
SOH/AGL Deduction		162,962	
ASSESSED VALUE		136,050	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		86,050	
TOTAL JUST VALUE		299,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,736	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412933	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2111/1477	3/31/2017	QC	U	I	11	100	
GRANTOR: ALTMAN NISSA MARIE N/							
GRANTEE: ALTMAN JON CLAYTON							
1283/0903	12/23/2004	WD	Q	I		152,900	
GRANTOR: YOUNG AMERICAN HOMES							
GRANTEE: ALTMAN JON C							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2004] W15 PTO=[YR=2004] W15 S10 E15 N10 \$ S10 W27 S32 E12 FOP=[YR=2004] E10 N6 W10 S6 \$ N6 E10 S12 FGR=[YR=2004] S20 E20 N20 W20 \$ E20 N48 \$.													