

LOT 76
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

BILGER DEBORAH D
96282 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
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NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	1,434	179,005
FGR	380	55	209	26,090
FOP	76	30	23	2,872
FOP	130	30	39	4,869
PTO	78	5	4	499
TOTALS	2,098		1,709	213,333

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20		5.20	100	2005	2005	3	86	3,135	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,709	109.2000	136.50	233,278	2005	2005	0	0	0	8.55	91.45	
1 SNGL FAM - 100% - 2006													
Heated Area: 1434													
HX Base Yr 2006													

96282 ABACO ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					213,333				
TOTAL MARKET OB/XF VALUE					3,135				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					291,468				
SOH/AGL Deduction					159,017				
ASSESSED VALUE					132,451				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					77,451				
TOTAL JUST VALUE					291,468				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					281,953				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14159	ELEC OTHER	2,000	02/01/2005
M09114	MECH OTHER	0	02/01/2005
B14091	NEW CONSTR	0	01/01/2005
P0408788	OTHER	0	12/01/2004

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2298/0154		8/09/2019	QC	U	I	11	100		
GRANTOR: BILGER STEPHEN B									
GRANTEE: BILGER STEPHEN B &									
1319/1527		5/24/2005	WD	Q	I		172,500		
GRANTOR: BULLINGTON MARK & KIM									
GRANTEE: BILGER STEPHEN B									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W13PTO=[YR=2012] N6 W13 S6 E13 \$ FOP=[YR=2005] W13 S10 E13 N10\$ S10 W13 N10 W14 S50 E12 FOP=[YR=2005] S2 E10 N2 FGR=[YR=2005] E18 N20 W19 S20 E1\$ W1 N8 W7 S8 W2 \$ E2 N8 E7 N12 E19 N30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00