

ABRASSART DEAN & NANCY LIVING TRUST/ABRASSART DEAN
96171 OCEAN BREEZE DR
FERNANDINA BEACH, FL 32034

00-00-30-0741-0093-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 1	8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8						Tax Dist:		
BUILDING MARKET VALUE						587,376		
TOTAL MARKET OB/XF VALUE						42,507		
TOTAL LAND VALUE - MARKET						300,000		
TOTAL MARKET VALUE						929,883		
SOH/AGL Deduction						390,558		
ASSESSED VALUE						539,325		
TOTAL EXEMPTION VALUE						HX HB	50,722	
BASE TAXABLE VALUE						488,603		
TOTAL JUST VALUE						929,883		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						903,940		
PERMIT NUM			DESCRIPTION			AMT		ISSUED
20000296			SWIM POOL			28,000		01/10/2020
B1808403			NEW CONSTR			380,263		08/16/2018
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V / I /	RSN CD	SALE PRICE	
2428/0146		1/14/2021	QC	U	I	11	100	
GRANTOR: ABRASSART DEAN G LIVI								
GRANTEE: ABRASSART DEAN & NA								
2376/1890		6/26/2020	WD	Q	I	02	572,700	
GRANTOR: ADVANTAGE HOME BUILDE								
GRANTEE: ABRASSART DEAN G LI								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2020;ORIG=-26,-15] W16 S75 E14 N8 N7 E8 N4 E14 N3 E16 N10 W10 N25 W26 N18 \$								
FGR=[YR=2020;ORIG=-20,52] S10 E20 N2 E10 N22 W16 S3 W14 S11 \$								
FSP=[YR=2020;ORIG=-12,0] N15 W14 S18 E14 N3 \$								
FOP=[YR=2020;ORIG=-28,52] E8 N7 W8 S7 \$								
FOP=[YR=2020;ORIG=0,0] W12 S3 E12 N3 \$								
FUS=[YR=2020;ORIG=30,0] E17 S38 W8 N4 W9 N34 \$								
STR=[YR=2020;ORIG=26.25] E4 S9 E9 S4 W13 N13 \$								