

LOT 6
BEACH HAMMOCK PB 5/154

ABRUSCATO NICHOLAS & LAURI KATHERINE L/E/
2750 RACHEAL AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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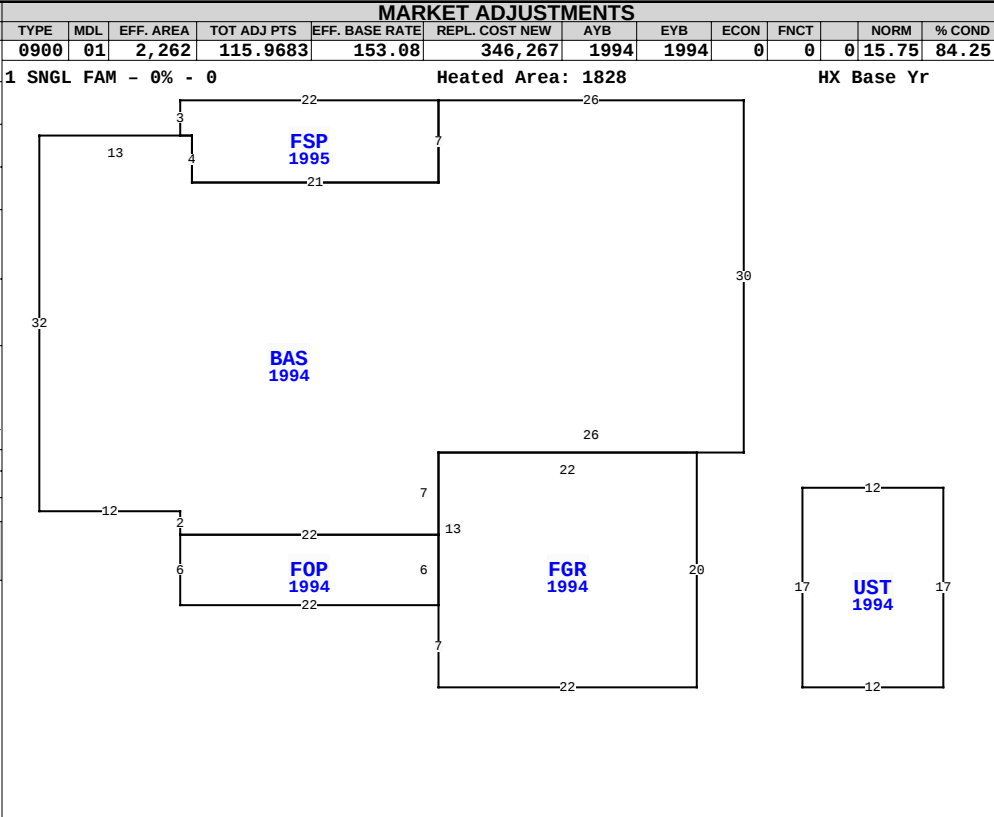
NEIGHBORHOOD/LOC	1062.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	1994	1,828	235,757
FGR	440	55	1994	242	31,210
FOP	132	30	1994	40	5,159
FSP	150	40	1995	60	7,738
UST	204	45	1994	92	11,865

TOTALS	2,754			2,262	291,730
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	30	3	90.00	SF	6.50	6.50	
4	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	
6	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0003	R-1	75.00	100.00	1.00	LT	



2750 RACHEAL AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,953											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				291,730	
TOTAL MARKET OB/XF VALUE				5,953	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				497,683	
SOH/AGL Deduction				4,839	
ASSESSED VALUE				492,844	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				492,844	
TOTAL JUST VALUE				497,683	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				484,071	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2760/1166	1/07/2025	LE	U	I	11	100	
GRANTOR: ABRUSCATO NICHOLAS & GRANTEE: ACRUSCATO LAWRENCE							
2233/0953	10/26/2018	WD	Q	I	01	408,000	
GRANTOR: O'LEAR FRANK P JR GRANTEE: ABRUSCATO NICHOLAS							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1994] W26 FSP=[YR=1995] W22 S3 E1 S4 E21 N7 \$ S7 W21 N4 W13 S32 E12 S2 FOP=[YR=1994] S6 E22 FGR=[YR=1994] S7 E22 N20 W22 S13 \$ N6 W22 \$ E22 N7 E26 N30 \$ PTR= E5S33 UST=[YR=1994] E12 S17 W12 N17 \$N33 W5 \$.							