

LOT 5
IN OR 2099/1394
SEASCAPE AT AMELIA PB 6/378

ABBATE ROBERT L & CATHERINE E
726 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1677-0005-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2												
Exterior Wall	10	ABOVE AVG 100		0500	01	3,577	116.9550	184.79	660,994	2022	2022	0	0	0	0.50	99.50	VALUATION SUMMARY												
Roof Structure	03	GABLE/HIP 100		1 SFR CUST - 100% - 2023													Heated Area: 3055												
Roof Cover	12	MODULAR MT 100															HX Base Yr 2023												
Interior Wall	05	DRYWALL 100																											
Interior Floor	13	LVT/LAMNT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	4	100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units	0	100																											
Occupancy	00	NONE 100																											