LOT 22
IN OR 1345/1619
ESMT PT OR 1164/35

STAPLETON STANLEY R
96165 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0022-0000

BUILDING CHARACTERISTICS

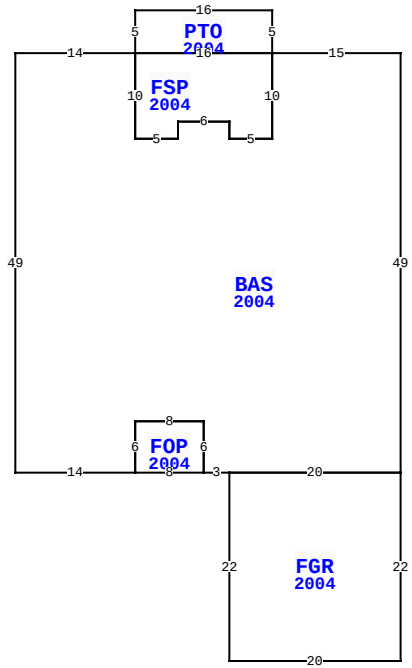
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,009	100	2004	2,009	256,036
FGR	440	55	2004	242	30,842
FOP	48	30	2004	14	1,785
FSP	148	40	2004	59	7,519
PTO	80	5	2004	4	510
TOTALS	2,725			2,328	296,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,328	107.0160	141.26	328,853	2004	2004	0	0	0	9.78	90.22

1 SNGL FAM – 100% - 2006 Heated Area: 2009 HX Base Yr 2006



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/25/2025 MLU
AG DATE	

96165 ABACO ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,691
TOTAL MARKET OB/XF VALUE		6,826
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		398,517
SOH/AGL Deduction		226,067
ASSESSED VALUE		172,450
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		116,728
TOTAL JUST VALUE		398,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412410	NEW CONSTR	144,294	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1345/1619	8/29/2005	WD	Q	I		219,900
GRANTOR: LYONS GEORGE W & PAME						
GRANTEE: STAPLETON STANLEY R						
1235/1922	6/07/2004	WD	Q	I		200,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: LYONS GEORGE W & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 PTO=[YR=2004] N5 W16 S5 E16$ FSP=[YR=2004] W16 S10 E5 N2 E6 S2 E5 N10$ S10 W5 N2 W6 S2 W5 N10 W14 S49 E14 FOP=[YR=2004] E8 N6 W8 S6$ N6 E8 S6 E3 FGR=[YR=2004] S22 E20 N22 W20$ E20 N49$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	876.00	SF	5.20	5.20	100	2004	2004	3	83	3,781	

LAND DESCRIPTION

TOTAL OB/XF 6,826

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS