LOT 28
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

LINDSEY KENNETH EDWIN & ANGELA DAWS L/E/
96247 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0028-0000

BUILDING CHARACTERISTICS

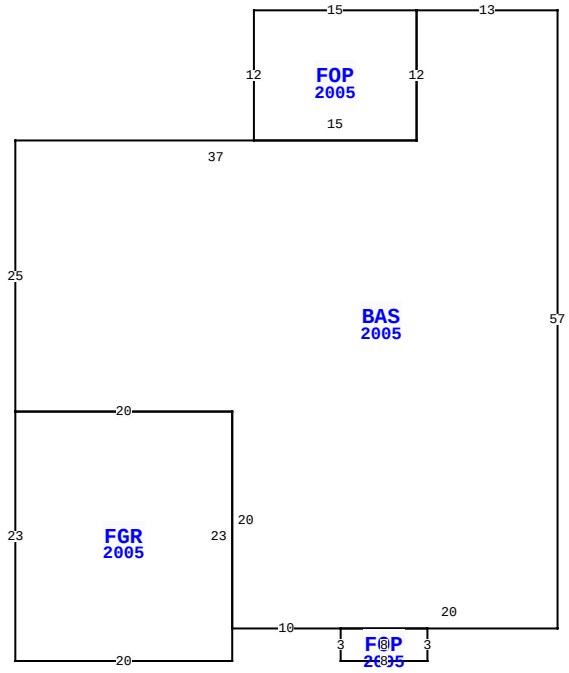
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,006	100	2005	2,006	248,966
FGR	460	55	2005	253	31,400
FOP	24	30	2005	7	868
FOP	180	30	2005	54	6,702
TOTALS	2,670			2,320	287,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,320	105.3500	139.06	322,619	2005	2005	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2022 Heated Area: 2006 HX Base Yr 2022



96247 ABACO ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,937
TOTAL MARKET OB/XF VALUE		3,093
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		386,030
SOH/AGL Deduction		87,393
ASSESSED VALUE		298,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,915
TOTAL JUST VALUE		386,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15946	ELEC OTHER	1,800	10/01/2005
M10473	MECH OTHER	0	10/01/2005
R07832	REPAIR/RRF	1,500	07/01/2005
P09716	OTHER	0	07/01/2005
B15513	NEW CONSTR	149,052	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/0497	8/24/2022	WD	U	I	11	100
GRANTOR: LINDSEY KENNETH EDWIN						
GRANTEE: LINDSEY CASEY EDWIN						
2586/1354	8/24/2022	WD	U	I	11	100
GRANTOR: LINDSEY KENNETH EDWIN						
GRANTEE: LINDSEY CASEY EDWIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13FOP=[YR=2005] W15S12E15
N12$S12W37S25FGR=[YR=2005] S23E20N23
W20$E20S20E10FOP=[YR=2005] S3E8N3W8$ E20N57$.

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	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	100	2005	2005	3	84	3,093	

LAND DESCRIPTION

TOTAL OB/XF 3,093

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	000134	C	RES POND	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