LOT 29
IN OR 1336/219
ESMT PT OR 1164/35

KELLER MARILYN R
96261 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0029-0000

BUILDING CHARACTERISTICS

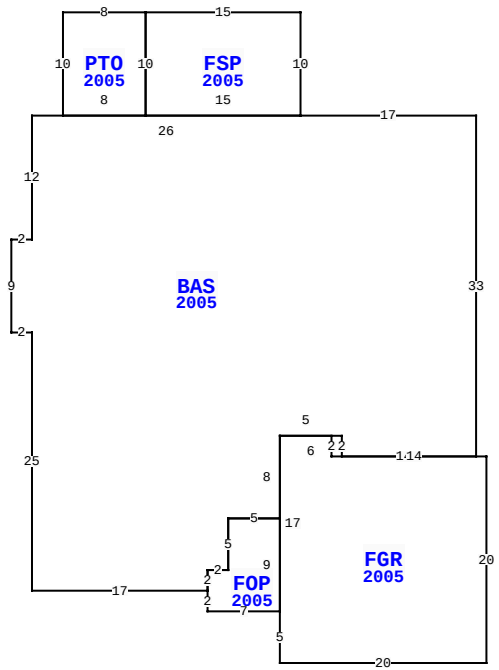
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,700	100	2005	1,700	210,401
FGR	412	55	2005	227	28,094
FOP	53	30	2005	16	1,980
FSP	150	40	2005	60	7,426
PTO	80	5	2005	4	495
TOTALS	2,395			2,007	248,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,007	104.4680	137.90	276,765	2005	2005	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2006 Heated Area: 1700 HX Base Yr 2006



96261 ABACO ISLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,397
TOTAL MARKET OB/XF VALUE		2,937
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		346,334
SOH/AGL Deduction		197,375
ASSESSED VALUE		148,959
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		43,237
TOTAL JUST VALUE		346,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509687	H/AC	0	05/01/2005
E14781	ELEC OTHER	1,500	04/01/2005
B14749	NEW CONSTR	192,048	03/01/2005
P09255	OTHER	0	03/01/2005
R07335	REPAIR/RRF	1,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0219	7/26/2005	WD	Q	I		193,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KELLER RICHARD & MA						
1259/1926	9/17/2004	WD	U	V	19	1,182,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] N10 W15 PTO=[YR=2005] W8 S10 E8 N10$ S10 E15 $ W26 S12 W2 S9 E2 S25 E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S5 E20 N20 W14 N2 W6 S17$ N9 W5 S5 W2 S2$ N2 E2 N5 E5 N8 E5 S2 E14 N33$.

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	592.00	SF	5.20	5.20	100	2005	2005	3	84	2,586	
2	0855	CONC PAVER	0	100	0	0	65.00	SF	10.00	10.00	30	2005	2005	3	54	351	

LAND DESCRIPTION

TOTAL OB/XF 2,937

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