LOT 30
IN OR 2018/75
ESMT PT OR 1164/35

LAFFERTY KEVIN P & JACQUELINE I
96275 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0030-0000

BUILDING CHARACTERISTICS

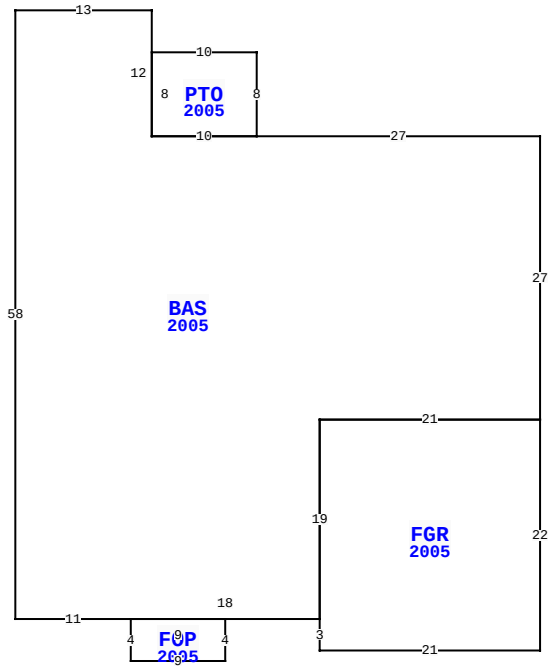
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,057	100	2005	2,057	255,296
FGR	462	55	2005	254	31,524
FOP	36	30	2005	11	1,366
PTO	80	5	2005	4	496
TOTALS	2,635			2,326	288,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	105.3500	139.06	323,454	2005	2005	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2022 Heated Area: 2057 HX Base Yr 2022



96275 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		288,683
TOTAL MARKET OB/XF VALUE		2,918
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		386,601
SOH/AGL Deduction		118,663
ASSESSED VALUE		267,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,216
TOTAL JUST VALUE		386,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2102686	ROOF	14,846	03/05/2021
E15589	ELEC OTHER	1,700	08/01/2005
M10041	TANKS/BLRS	0	07/01/2005
P0509646	OTHER	0	06/01/2005
R0507705	REPAIR/RRF	1,500	06/01/2005
B0515332	NEW CONSTR	205,990	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2018/0075	12/08/2015	WD	Q	I	01	189,000
GRANTOR: MCCLAIN KENNETH RAY						
GRANTEE: LAFFERTY KEVIN P &						
1807/1905	8/16/2012	WD	Q	I	02	158,400
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: MCCLAIN KENNETH RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 PTO=[YR=2005] N8 W10 S8 E10$ W10 N12 W13 S58 E11 FOP=[YR=2005] S4 E9 N4 W9$ E18 FGR=[YR=2005] S3 E21 N22 W21 S19$ N19 E21 N27$.

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	668.00	SF	5.20	5.20	100	2005	2005	3	84	2,918	

LAND DESCRIPTION

TOTAL OB/XF 2,918

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