LOT 32
IN OR 2083/533
ESMT PT OR 1164/35

MCAFEE DENISE B & ROGER M
96303 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0032-0000

BUILDING CHARACTERISTICS

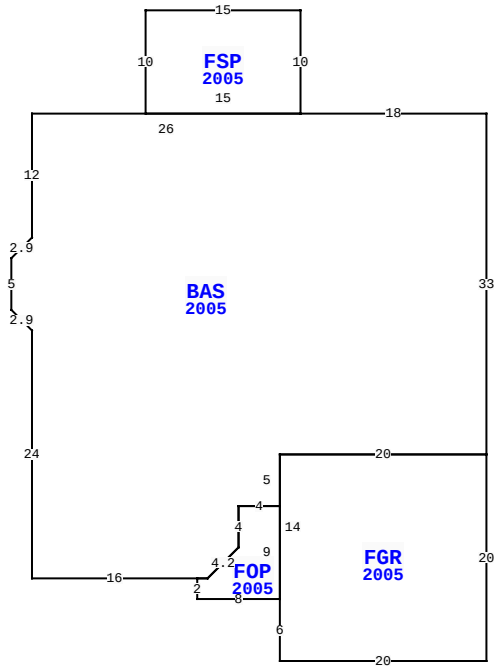
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,722	100	2005	1,722	222,863
FGR	400	55	2005	220	28,473
FOP	49	30	2005	15	1,941
FSP	150	40	2005	60	7,766
TOTALS	2,321			2,017	261,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	109.8580	145.01	292,485	2005	2005	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2017 Heated Area: 1722 HX Base Yr 2017



96303 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		261,043
TOTAL MARKET OB/XF VALUE		2,809
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		358,852
SOH/AGL Deduction		166,754
ASSESSED VALUE		192,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,376
TOTAL JUST VALUE		358,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15949	ELEC OTHER	1,600	10/01/2005
M10474	MECH OTHER	0	10/01/2005
R07846	REPAIR/RRF	1,500	07/01/2005
P09717	OTHER	0	07/01/2005
B15518	NEW CONSTR	203,390	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0533	11/10/2016	WD	Q	I	01	209,800
GRANTOR: RIGGIO ROSALYN V						
GRANTEE: MCAFEE DENISE B & R						
1383/1100	1/23/2006	WD	U	I	21	206,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: RIGGIO ROSALYN V						

BUILDING NOTES

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	643.00	SF	5.20	5.20	100	2005	2005	3	84	2,809	

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W15 S10 E15$ W26 S12 L2 D2 S5 R2 D2 S24 E16 FOP=[YR=2005] S2 E8 FGR=[YR=2005] S6 E20 N20 W20 S14$ N9 W4 S4 D3 L3 W1$ E1 U3 R3 N4 E4 N5 E20 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,809

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS