LOT 33
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

MAHER THOMAS F/WALLCE CHRISTOPHER W
96325 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

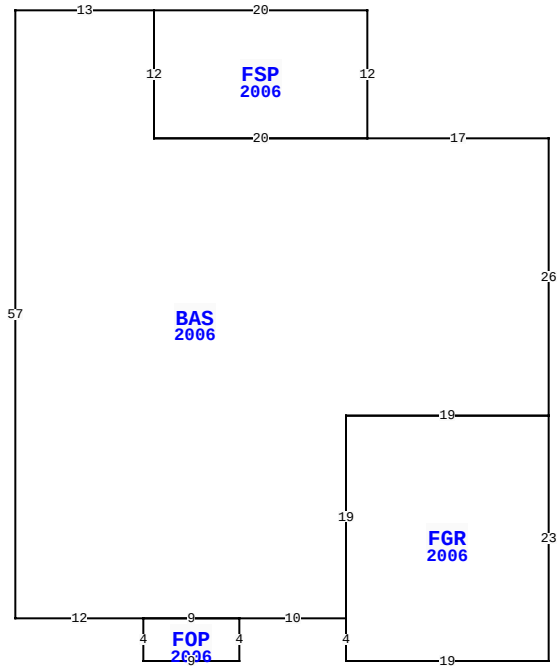
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,045	100	2006	2,045	250,422
FGR	437	55	2006	240	29,389
FOP	36	30	2006	11	1,347
FSP	240	40	2006	96	11,756
TOTALS	2,758			2,392	292,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,392	102.5080	135.31	323,662	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2007 Heated Area: 2045 HX Base Yr 2007



96325 ABACO ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,914
TOTAL MARKET OB/XF VALUE		4,307
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		392,221
SOH/AGL Deduction		225,880
ASSESSED VALUE		166,341
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		110,619
TOTAL JUST VALUE		392,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18451	ADDITION	5,000	10/31/2006
B0515394	NEW CONSTR	205,990	01/24/2006
E15588	ELEC OTHER	1,800	08/01/2005
M10042	MECH OTHER	0	07/01/2005
P0509645	OTHER	0	06/01/2005
R0507755	REPAIR/RRF	1,500	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/1680	12/01/2023	QC	U	I	11	100
GRANTOR: MAHER THOMAS F L/E						
GRANTEE: MAHER THOMAS F						
2411/0192	9/11/2020	QC	U	I	11	100
GRANTOR: MAHER THOMAS F						
GRANTEE: WALLACE WILLIAM F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2006] N12 W20 S12 E20 $ W20 N12 W13 S57 E12 FOP=[YR=2006] S4 E9 N4 W9 $ E9 E10 FGR=[YR=2006] S4 E19 N23 W19 S19 $ N19 E19 N26 $.

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	963.00	SF	5.20	5.20	100	2006	2006	3	86	4,307	

LAND DESCRIPTION

TOTAL OB/XF 4,307

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