LOT 34
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

DEMETRUK GEORGE A
96345 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0034-0000

BUILDING CHARACTERISTICS

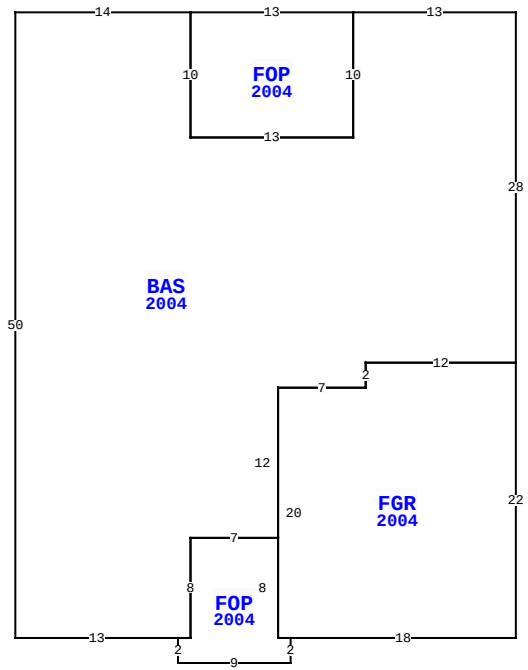
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,410	100	2004	1,410	194,010
FGR	404	55	2004	222	30,546
FOP	74	30	2004	22	3,027
FOP	130	30	2004	39	5,366
TOTALS	2,018			1,693	232,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,693	115.5000	152.46	258,115	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2021 Heated Area: 1410 HX Base Yr 2021



96345 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		232,949
TOTAL MARKET OB/XF VALUE		10,496
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		338,445
SOH/AGL Deduction		100,324
ASSESSED VALUE		238,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,399
TOTAL JUST VALUE		338,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802943	REPAIR/RRF	8,800	04/01/2018
B0413671	NEW CONSTR	0	11/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2329/1520	12/31/2019	WD	Q	I	01	297,000
GRANTOR: IODICE JOE-ANNIS						
GRANTEE: DEMETRUK GEORGE A						
1978/0119	4/28/2015	WD	Q	I	01	168,000
GRANTOR: HART KATHERINE M						
GRANTEE: IODICE JOE-ANNIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] W13 S10 E13 N10$ S10 W13 N10 W14 S50 E13 FOP=[YR=2004] S2 E9 N2 FGR=[YR=2004] E18 N22 W12 S2 W7 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E7 N2 E12 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	748.00	SF	5.20	5.20	100	2004	2004	3	83	3,228	
3	0810	CONCRETE A	0	100	22	12	264.00	SF	6.50	6.50	100	2016	2016	3	95	1,630	
4	0462	ST/AL FNC	0	100	66	0	264.00	SF	10.00	10.00	100	2016	2016	3	78	2,059	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 10,496

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 04/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS