

LOT 36
IN OR 2220/148
ESMT PT OR 1164/35

GALANIDA JOANNE
96373 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0036-0000



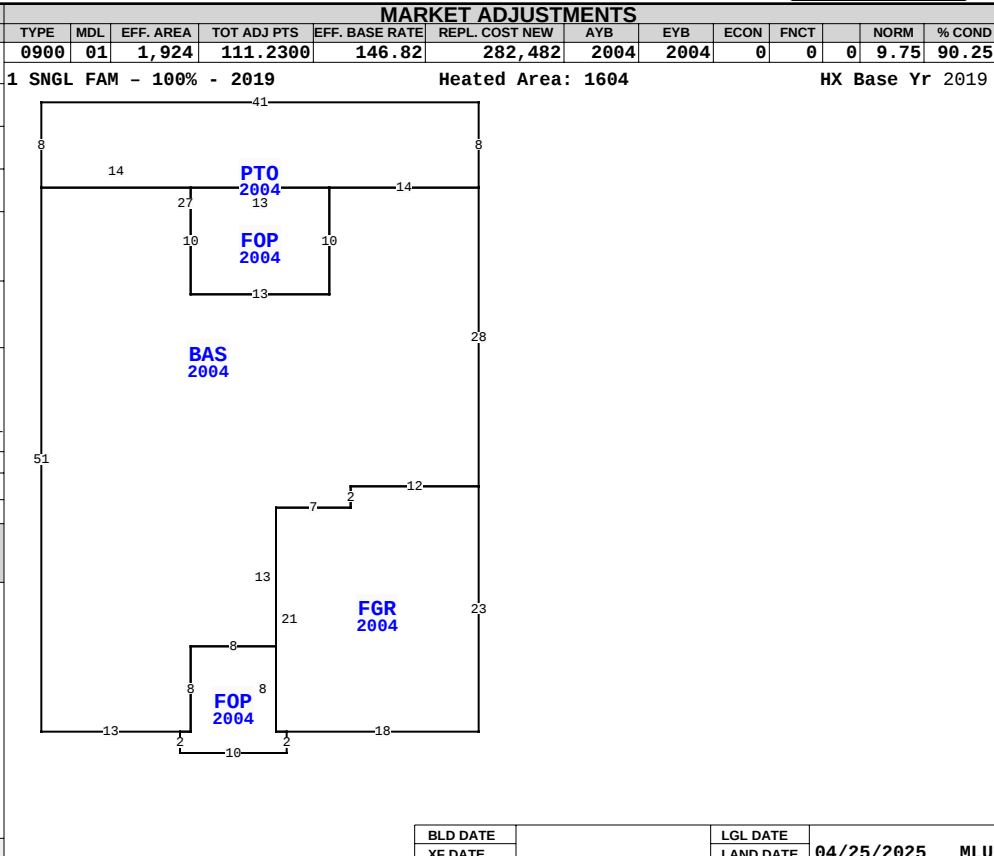
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1,604	100	2004	1,604	212,538
FGR	423	55	2004	233	30,874
FOP	84	30	2004	25	3,313
FOP	130	30	2004	39	5,168
PTO	458	5	2004	23	3,048
TOTALS	2,699			1,924	254,940

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



96373 ABACO ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	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		254,940	
TOTAL MARKET OB/XF VALUE		5,543	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		355,483	
SOH/AGL Deduction		157,972	
ASSESSED VALUE		197,511	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		146,789	
TOTAL JUST VALUE		355,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,348	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2220/0148	8/27/2018	WD	Q	I	02
GRANTOR: SETTLE DEREK					
GRANTEE: GALANIDA JOANNE					
1992/1608	7/01/2015	WD	Q	I	01
GRANTOR: MCKINNEY ROBERT J & H					
GRANTEE: SETTLE DEREK					

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO=[YR=2004] W41 S8 BAS=[YR=2004] S51 E13 FOP=[YR=2004] S2 E10 N2 FGR=[YR=2004] E18 N23 W12 S2 W7 S21 E1\$ W1 N8 W8 S8 W1\$ E1 N8 E8 N13 E7 N2 E12 N28 W14 FOP=[YR=2004] S10 W13 N10 E13\$ W27\$ E14 S10 E13 N10 E14 N8\$.											