

LOT 37
IN OR 1871/1167
ESMT PT OR 1164/35

SETTLE DEREK M
96387 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
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NEIGHBORHOOD/LOC	4011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	2004	1,596	207,460
FGR	440	55	2004	242	31,457
FOP	60	30	2004	18	2,340
PTO	270	5	2004	14	1,820

TOTALS	2,366			1,870	243,076
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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	0	0	0	1,156.00	SF	5.20	5.20	
2	0845	KOOL DECK	0	0	24	34	816.00	SF	7.25	7.25	
3	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	
4	0300	BOAT DCK W	0	0	15	8	120.00	SF	20.00	20.00	

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	0		PUD	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,870	109.1720	144.11	269,486	2004	2004	0	0	9.80	90.20
1 SNGL FAM - 0% - 0 Heated Area: 1596 HX Base Yr											

96387 ABACO ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/25/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1,156.00	SF	5.20	5.20	100	2004	2004	3	83	4,989	
2	0845	KOOL DECK	0	0	24	34	816.00	SF	7.25	7.25	100	2007	2007	3	87	5,147	
3	0861	POOL GUNIT	0	0	0	0	448.00	SF	85.00	85.00	100	2007	2007	3	44	16,755	
4	0300	BOAT DCK W	0	0	15	8	120.00	SF	20.00	20.00	100	2008	2008	3	48	1,152	

TOTAL OB/XF											
28,043											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,076	
TOTAL MARKET OB/XF VALUE		28,043	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		366,119	
SOH/AGL Deduction		40,128	
ASSESSED VALUE		325,991	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		325,991	
TOTAL JUST VALUE		366,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,229	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19775	SWIM POOL	31,800	04/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1871/1167	8/02/2013	SW	Q	I	02	185,900	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: SETTLE DEREK M							
1861/0865	6/12/2013	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: BRANCH BANKING & TR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W15 PTO=[YR=2004] W27 S10 E27 N10\$ S10 W27 S33 E12 FOP=[YR=2004] E10 N6 W10 S6\$ N6 E10 S12 FGR=[YR=2004] S22 E20 N22 W20\$ E20 N49\$.											