LOT 38
IN OR 2003/1312
ESMT PT OR 1164/35

MULLEN MARK A & MICHELE FRENIER
96372 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0038-0000

BUILDING CHARACTERISTICS

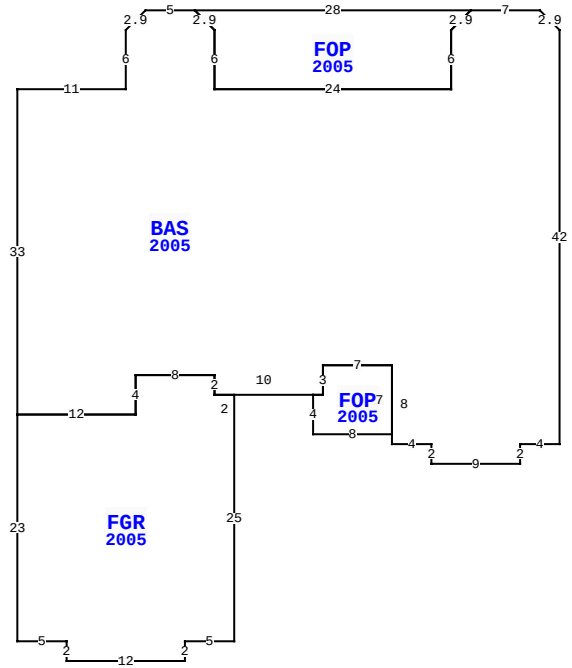
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,947	100	2005	1,947	241,835
FGR	566	55	2005	311	38,629
FOP	53	30	2005	16	1,987
FOP	196	30	2005	59	7,328
TOTALS	2,762			2,333	289,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,333	103.7820	136.99	319,598	2005	2005	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2016 Heated Area: 1947 HX Base Yr 2016



96372 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		289,780
TOTAL MARKET OB/XF VALUE		6,055
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		390,835
SOH/AGL Deduction		287,743
ASSESSED VALUE		103,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,370
TOTAL JUST VALUE		390,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13449	NEW CONSTR	0	12/01/2004
E0413973	ELEC OTHER	2,000	12/01/2004
M0409020	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/1312	8/14/2015	WD	Q	I	01	222,000
GRANTOR: TURNER HERBERT W JR &						
GRANTEE: MULLEN MARK A & MIC						
1928/1789	7/18/2014	WD	Q	I	01	206,000
GRANTOR: SOPP TERESA J						
GRANTEE: TURNER HERBERT W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W7 FOP=[YR=2005] W28 D2 R2 S6 E24 N6 R2 U2 $ D2 L2 S6 W24 N6 L2 U2 W5 D2 L2 S6 W11 S33 FGR=[YR=2005] S23 E5 S2 E12 N2 E5 N25 W2 N2 W8 S4 W12$ E12N4E8 S2 E10 FOP=[YR=2005] S4 E8 N7 W7 S3 W1$ E1 N3 E7 S8 E4 S2 E9N2 E4 N42$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	681.00	SF	5.20	5.20	100	2005	2005	3	84	2,975	

LAND DESCRIPTION

TOTAL OB/XF 6,055

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