LOT 39
IN OR 1365/787
ESMT PT OR 1164/35

MILLER JOHN J & PATRICIA M
96358 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

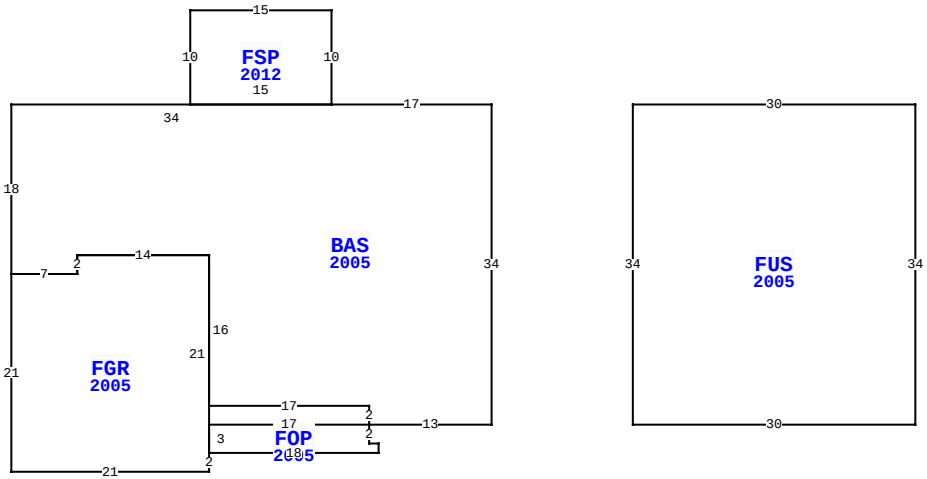
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,336	100	2005	1,336	165,223
FGR	469	55	2005	258	31,906
FOP	52	30	2005	16	1,979
FSP	150	40	2012	60	7,420
FUS	1,020	100	2005	1,020	126,143
TOTALS	3,027			2,690	332,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,690	103.2960	136.35	366,782	2005	2005	0	0	0	9.30	90.70

1 SNGL FAM – 100% - 2008 Heated Area: 2356 HX Base Yr 2008



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

96358 ABACO ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,671
TOTAL MARKET OB/XF VALUE		2,719
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		430,390
SOH/AGL Deduction		241,303
ASSESSED VALUE		189,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,365
TOTAL JUST VALUE		430,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509829	H/AC	0	06/01/2005
E14779	ELEC OTHER	1,600	04/01/2005
P09332	OTHER	0	04/01/2005
B14853	NEW CONSTR	223,505	03/01/2005
R07385	REPAIR/RRF	1,500	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/0787	11/07/2005	WD	Q	I		235,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MILLER JOHN J & PAT						
1259/1926	9/17/2004	WD	U	V	19	1,182,100
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2012] N10 W15 S10 E15$ W34 S18
FGR=[YR=2005] S21 E21 N2 FOP=[YR=2005] E18 N1 W1 N2 W17 S3$
N21 W14 S2 W7$ E7 N2 E14 S16 E17 S2 E13 N34$ PTR= E15
FUS=[YR=2005] E30 S34 W30 N34$ W15$.

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	0810	CONCRETE A	0	100	0	0	498.00	SF	6.50	6.50	100	2005	2005	3	84	2,719	

LAND DESCRIPTION

TOTAL OB/XF 2,719

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