LOT 40
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

LAW JAMES D & SHERYL P
96346 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

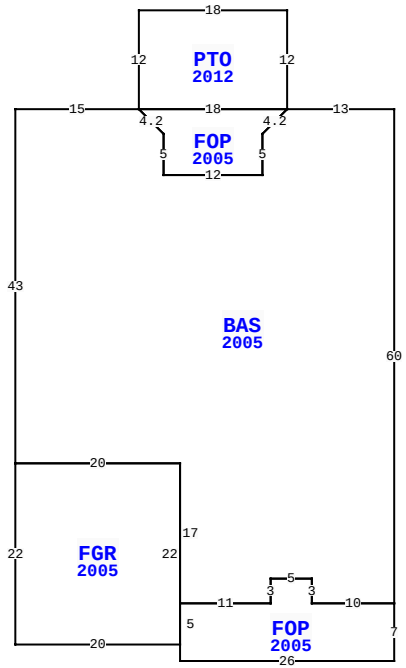
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2005	2,300	279,604
FGR	440	55	2005	242	29,419
FOP	105	30	2005	32	3,890
FOP	197	30	2005	59	7,172
PTO	216	5	2012	11	1,338
TOTALS	3,258			2,644	321,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	102.0480	134.70	356,147	2005	2005	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2021 Heated Area: 2300 HX Base Yr 2021



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

96346 ABACO ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,423
TOTAL MARKET OB/XF VALUE		3,966
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		420,389
SOH/AGL Deduction		142,121
ASSESSED VALUE		278,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,546
TOTAL JUST VALUE		420,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13446	NEW CONSTR	0	12/01/2004
M0409021	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1644	9/18/2020	WD	Q	I	01	300,000
GRANTOR: MCCAMY GAIL F						
GRANTEE: LAW JAMES D & SHERY						
1502/0824	5/31/2007	WD	Q	I		273,000
GRANTOR: VENTRE JONATHAN & BRA						
GRANTEE: MCCAMY GAIL F						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	2005	2005	3	84	3,966	

BUILDING DIMENSIONS

BAS=[YR=2005] W13PTO=[YR=2012] N12 W18 S12 E18 $
FOP=[YR=2005] W18 D3 R3 S5 E12 N5 R3 U3 $ D3 L3 S5 W12 N5 L3 U3 W15 S43 FGR=[YR=2005] S22 E20 FOP=[YR=2005] S2 E26 N7 W10 N3 W5 S3 W11 S5$ N22 W20$ E20 S17 E11 N3 E5 S3 E10 N60$.

LAND DESCRIPTION

TOTAL OB/XF 3,966

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