LOT 41
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

KIRTON JERRY S & MARY M
1533 WINDY WOOD RD
PELION, SC 29123

**2025**

**27-2N-28-1840-0041-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

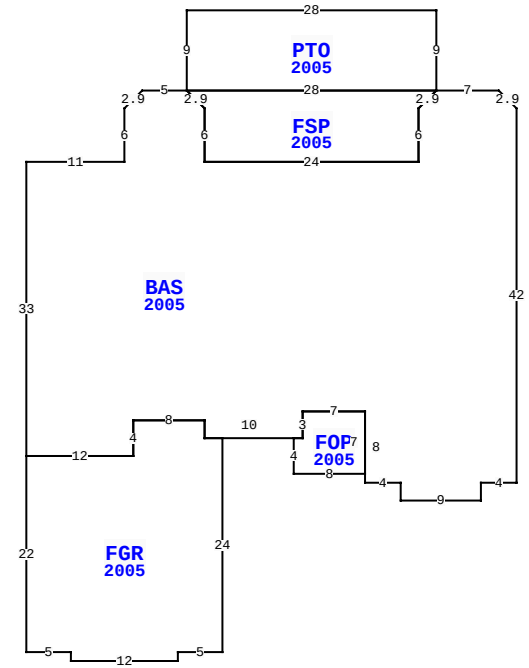
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 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 | 246,407 |
| FGR | 532 | 55 | 2005 | 293 | 37,081 |
| FOP | 53 | 30 | 2005 | 16 | 2,025 |
| FSP | 196 | 40 | 2005 | 78 | 9,871 |
| PTO | 252 | 5 | 2005 | 13 | 1,646 |
| TOTALS | 2,980 | | | 2,347 | 297,029 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,347 | 105.7420 | 139.58 | 327,594 | 2005 | 2005 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SNGL FAM – 100% - 2021 Heated Area: 1947 HX Base Yr 2021




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

96332 ABACO ISLAND DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 297,029 |
| TOTAL MARKET OB/XF VALUE | | 4,986 |
| TOTAL LAND VALUE - MARKET | | 95,000 |
| TOTAL MARKET VALUE | | 397,015 |
| SOH/AGL Deduction | | 163,297 |
| ASSESSED VALUE | | 233,718 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 132,996 |
| TOTAL JUST VALUE | | 397,015 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 368,150 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1807422 | H/AC | 1,350 | 07/23/2018 |
| B1705986 | 3 DOORS | 0 | 10/01/2017 |
| M0509685 | H/AC | 0 | 05/01/2005 |
| E14780 | ELEC OTHER | 1,600 | 04/01/2005 |
| B14708 | NEW CONSTR | 214,980 | 03/01/2005 |
| P09256 | OTHER | 0 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2793/1919 | 6/05/2025 | WD | Q | I | 01 | 430,000 |
| GRANTOR: BERG JOSHUA | | | | | | |
| GRANTEE: KIRTON JERRY S & MA | | | | | | |
| 2786/1001 | 5/08/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: BERG JAMES EBERT EST | | | | | | |
| GRANTEE: BERG JOSHUA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W7 PTO=[YR=2005] N9 W28 S9
FSP=[YR=2005] D2 R2 S6 E24 N6 R2 U2 W28$ E28$ D2 L2 S6 W24
N6 L2 U2 W5 D2 L2 S6 W11 S33 FGR=[YR=2005] S22 E5 S1 E12 N1
E5 N24 W2 N2 W8 S4 W12$ E12 N4 E8S2 E10 FOP=[YR=2005] S4 E8
N7 W7 S3 W1$ E1 N3 E7 S8 E4 S2 E9 N2 E4N42$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,484.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 84 | 4,986 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,986

| 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