

LOT 42
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

SIMONE ANTHONY E & ANDREA J REV LVG TRST/SIMONE AN
96322 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0042-0000



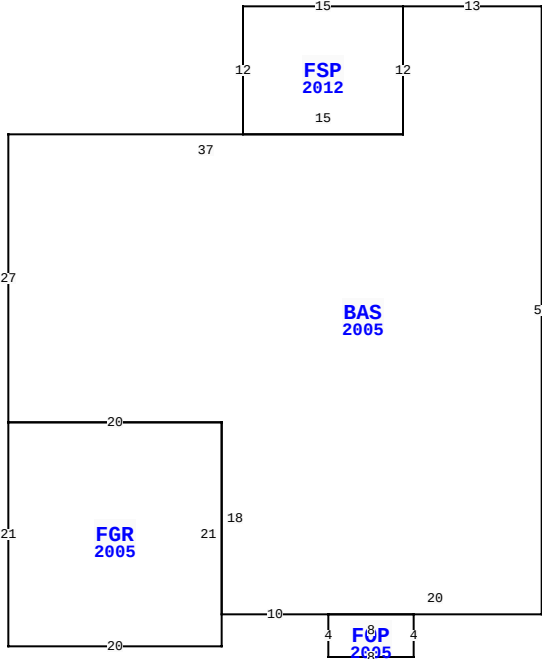
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,046	100	2005	2,046	251,738
FGR	420	55	2005	231	28,422
FOP	32	30	2005	10	1,230
FSP	180	40	2012	72	8,858
TOTALS	2,678			2,359	290,249

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	757.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	102.8020	135.70	320,116	2005	2005	0	0	0	9.33	90.67
1 SNGL FAM - 100% - 2022 Heated Area: 2046 HX Base Yr 2022												
												
96322 ABACO ISLAND DR, FERNANDINA BEACH												
BLD DATE: 04/25/2025 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,249	
TOTAL MARKET OB/XF VALUE		6,387	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		391,636	
SOH/AGL Deduction		90,992	
ASSESSED VALUE		300,644	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		244,922	
TOTAL JUST VALUE		391,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15475	ELEC OTHER	1,800	08/01/2005
M10053	MECH OTHER	0	07/01/2005
P0509647	OTHER	0	06/01/2005
R0507707	REPAIR/RRF	1,500	06/01/2005
B0515334	NEW CONSTR	214,325	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/1042	2/12/2021	WD	Q	I	02	270,000
GRANTOR: DOWLING THOMAS E & LE						
GRANTEE: SIMONE ANTHONY & AN						
2215/1817	6/28/2018	SW	U	I	12	200,000
GRANTOR: WELLS FARGO BANK TRUS						
GRANTEE: DOWLING THOMAS E &						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2005] W13 FSP=[YR=2012] W15 S12 E15 N12\$ S12 W37 S27 FGR=[YR=2005] S21 E20 N21 W20\$ E20 S18 E10 FOP=[YR=2005] S4 E8 N4 W8\$ E20 N57\$.						

LAND DESCRIPTION										TOTAL OB/XF										6,387									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												