LOT 58
IN OR 1255/527
ESMT PT OR 1164/35

WISIENSKI DONALD & JULIE
96132 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0058-0000

BUILDING CHARACTERISTICS

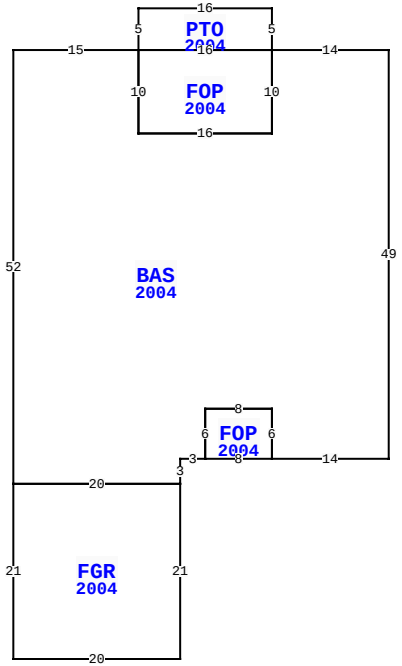
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,057	100	2004	2,057	257,759
FGR	420	55	2004	231	28,946
FOP	48	30	2004	14	1,755
FOP	160	30	2004	48	6,015
PTO	80	5	2004	4	501
TOTALS	2,765			2,354	294,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	106.4280	140.48	330,690	2004	2004	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2005 Heated Area: 2057 HX Base Yr 2005



96132 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		294,975
TOTAL MARKET OB/XF VALUE		4,152
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		394,127
SOH/AGL Deduction		226,209
ASSESSED VALUE		167,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,196
TOTAL JUST VALUE		394,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412702	FOUNDATION	2,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/0527	8/26/2004	WD	Q	I		184,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WISIENSKI DONALD &						
1228/0295	5/06/2004	WD	U	V	19	162,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 PTO=[YR=2004] N5 W16 S5 FOP=[YR=2004] S10 E16 N10 W16 $ E16 $ S10 W16 N10 W15 S52 FGR=[YR=2004] S21 E20 N21 W20 $ E20 N3 E3 FOP=[YR=2004] E8 N6 W8 S6 $ N6 E8 S6 E14 N49 $.

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	962.00	SF	5.20	5.20	100	2004	2004	3	83	4,152	

LAND DESCRIPTION

TOTAL OB/XF 4,152

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	000100	C	RES	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