

DE SOUZA EDUARDO ALEXANDRE & BIANCA GIULIANA
96091 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0064-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 80
WD FR STUC 20
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 70
SHT VINYL 30
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
1. 1. 100
0 100
NONE 100

Quality Level 03
SINGLE FAMILY
MKT AREA 04
4057.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,651 100 2006 1,651 208,093
FGR 437 55 2006 240 30,250
FOP 56 30 2006 17 2,142
FSP 150 40 2012 60 7,562
TOTALS 2,294 1,968 248,048

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

0900011.968104.4680137.90271,38720062006008.6091.400100

1 SNGL FAM - 100% - 2022Heated Area: 1651HX Base Yr 2022

FSP2012

BAS2006

FGR2006

FOP2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:
BUILDING MARKET VALUE248,048
TOTAL MARKET OB/XF VALUE4,025
TOTAL LAND VALUE - MARKET85,000
TOTAL MARKET VALUE337,073
SOH/AGL Deduction69,180
ASSESSED VALUE267,893
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE217,171
TOTAL JUST VALUE337,073
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE315,238

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE
2451/17374/12/2021WDQI01327,700
GRANTOR: COOPER ANITA
GRANTEE: DE SOUZA EDUARDO AL
1417/01136/05/2006WDQI226,100
GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: COOPER ANITA

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B010000900.00SF5.205.20100200620063864,025

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

TOTAL OB/XF

4,025

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000

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