

BILGER DEBORAH D
96282 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0076-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

30

VINYL 90

Exterior Wall

21

STONE 10

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

3 100

Bathrooms

2 100

Frame Stories Units

02

WOOD FRAME 100
1. 100
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

1,434

100

2005

1,434

187,516

FGR

380

55

2005

209

27,329

FOP

76

30

2005

23

3,007

FOP

130

30

2005

39

5,099

PTO

78

5

2012

4

523

TOTALS

2,098

1,709

223,475

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,709

109.2000

144.14

246,335

2005

2005

0

0

9.28

90.72

1 SNGL FAM - 100% - 2006

Heated Area: 1434

HX Base Yr 2006

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/25/2025

MLU

EXTRA FEATURES

96282 ABACO ISLAND DR, FERNANDINA BEACH

L N

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

701.00

SF

5.20

5.20

100

2005

2005

3

84

3,062

LAND DESCRIPTION

TOTAL OB/XF

3,062

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

223,475

TOTAL MARKET OB/XF VALUE

3,062

TOTAL LAND VALUE - MARKET

95,000

TOTAL MARKET VALUE

321,537

SOH/AGL Deduction

185,245

ASSESSED VALUE

136,292

TOTAL EXEMPTION VALUE

HX HB WX

55,722

BASE TAXABLE VALUE

80,570

TOTAL JUST VALUE

321,537

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

291,468

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E14159

ELEC OTHER

2,000

02/01/2005

M09114

MECH OTHER

0

02/01/2005

B14091

NEW CONSTR

0

01/01/2005

P0408788

OTHER

0

12/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

RSN CD

SALE PRICE

2298/0154

8/09/2019

QC

U

I

11

100

GRANTOR: BILGER STEPHEN B

GRANTEE: BILGER STEPHEN B &

1319/1527

5/24/2005

WD

Q

I

172,500

GRANTOR: BULLINGTON MARK & KIM

GRANTEE: BILGER STEPHEN B

BUILDING NOTES

BAS=[YR=2005] W13PTO=[YR=2012] N6 W13 S6 E13 \$ FOP=[YR=2005] W13 S10 E13 N10\$ S10 W13 N10 W14 S50 E12 FOP=[YR=2005] S2 E10 N2 FGR=[YR=2005] E18 N20 W19 S20 E1\$ W1 N8 W7 S8 W2 \$ E2 N8 E7 N12 E19 N30\$.