

LINDSEY CASEY E & SAMANTHA E
96266 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0077-0000



BUILDING CHARACTERISTICS

ELEMENTCD
Exterior Wall30 VINYL 90
Exterior Wall21 STONE 10
Roof Structure03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floor14 CARPET 70
Interior Floor08 SHT VINYL 30
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02 WOOD FRAME 100
1. 100
0 100
Occupancy00 NONE 100

Quality03 Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4011.00
AREATYPETOTALGROSSAREA
PCTOFBASEYEARTOTADJAREASUBAREAMARKETVALUE
BAS1,43410020051,434187,516
FGR38055200520927,329
FOP76302005233,007
FSP130402018526,799
PTO128520126785

TOTALS2,1481,724225,436

MARKET ADJUSTMENTS

TYPEDMLEFF.AREATOTADJPSTSEFF.BASERATEREPL.COSTNEWAYBEYBECONFNCTNORM%COND
0900011,724109.2000144.14248,497200520050009.2890.72
1 SNGL FAM - 100% - 2019Heated Area: 1434HX Base Yr 2019

PLOT

FLOOR PLAN

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE225,436
TOTAL MARKET OB/XF VALUE2,708
TOTAL LAND VALUE - MARKET95,000
TOTAL MARKET VALUE323,144
SOH/AGL Deduction137,386
ASSESSED VALUE185,758
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE135,036
TOTAL JUST VALUE323,144
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE292,979

SAMPLE SALES DATA

PERMIT NUMDESCRIPTIONAMTISSUED
E14218ELEC OTHER2,00002/01/2005
M09149MECH OTHER002/01/2005
B14090NEW CONSTR001/01/2005
P0408789OTHER012/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE
2231/060010/15/2018WDQI01202,500
GRANTOR:KITTRELL WILLIAM W II
GRANTEE:LINDSEY CASEY E & S
1622/15405/29/2009WDQI01162,000
GRANTOR:BULLINGTON AMBER & KI
GRANTEE:KITTRELL WILLIAM W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14PT0=[YR=2012] N8 W16 S8 E16 \$ FSP=[YR=2018]
W13 S10 E13 N10\$ S10 W13 N10 W13 S30 FGR=[YR=2005] S20 E18
FOP=[YR=2005] S2 E10N2 W2 N8 W7 S8 W1\$ E1 N20 W19\$E19 S12 E7
S8 E14 N50\$.

LAND DESCRIPTION

TOTAL OB/XF2,708

LNUSECODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV
1000100CRES100PUD0.000.001.00LT1.001.001.0095,000.0095,000.0095,000Other Adjustments Year Density Decl Frz Yr Consrvtot acres: 0.00total land value: 95,000market: 0agricultural: 0common: 95,000printed 07/30/2025 by syc