LOT 79
IN OR 2504/1700
ESMT PT OR 1164/35

BROCKMAN ROBERT CHARLES &/BENAVIDES-BROCKMAN DEBRA
96238 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

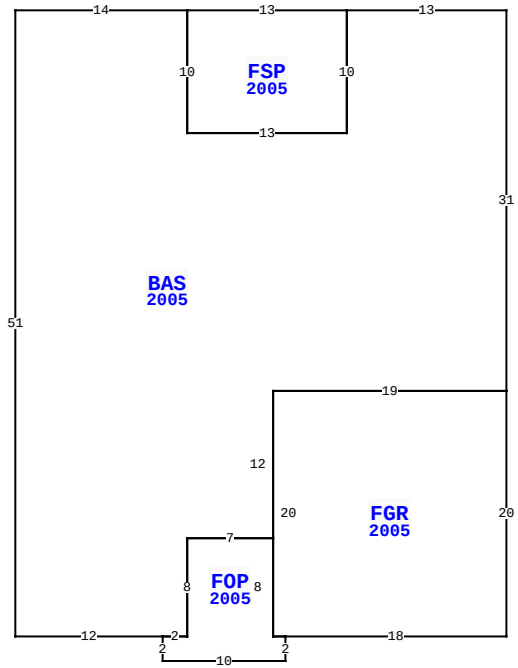
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,474	100	2005	1,474	190,696
FGR	380	55	2005	209	27,039
FOP	76	30	2005	23	2,976
FSP	130	40	2005	52	6,727
TOTALS	2,060			1,758	227,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,758	108.0000	142.56	250,620	2005	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2022 Heated Area: 1474 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

96238 ABACO ISLAND DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,438
TOTAL MARKET OB/XF VALUE		3,145
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		325,583
SOH/AGL Deduction		80,345
ASSESSED VALUE		245,238
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,516
TOTAL JUST VALUE		325,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14443	ELEC OTHER	2,000	02/01/2005
M09356	MECH OTHER	0	02/01/2005
B14425	NEW CONSTR	108,380	02/01/2005
P08975	OTHER	0	02/01/2005
R07127	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1700	10/12/2021	WD	Q	I	02	315,000
GRANTOR: BRADDOCK MICHELLE V N						
GRANTEE: BROCKMAN ROBERT C &						
1308/1069	4/11/2005	WD	Q	I		153,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: BRADDOCK MICHELLE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] W13 S10 E13 N10$ S10 W13 N10 W14 S51 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 N31$.

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	720.00	SF	5.20	5.20	100	2005	2005	3	84	3,145	

LAND DESCRIPTION

TOTAL OB/XF 3,145

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