LOT 80
IN OR 1553/524
ESMT PT OR 1164/35

HIMMELHEBER CHARLES M
96222 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

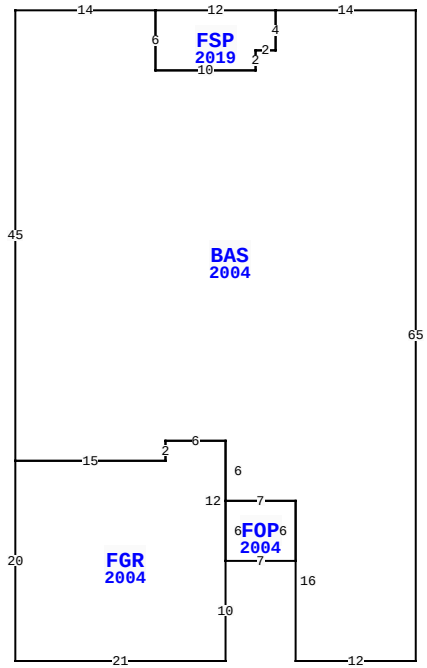
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,988	100	2004	1,988	251,457
FGR	432	55	2004	238	30,104
FOP	42	30	2004	13	1,644
FSP	68	40	2019	27	3,415
TOTALS	2,530			2,266	286,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	106.2320	140.23	317,761	2004	2004	0	0	0	9.80	90.20

1 SNGL FAM – 100% - 2009 Heated Area: 1988 HX Base Yr 2009



96222 ABACO ISLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,620
TOTAL MARKET OB/XF VALUE		3,612
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		385,232
SOH/AGL Deduction		221,196
ASSESSED VALUE		164,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,314
TOTAL JUST VALUE		385,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/0524	2/28/2008	WD	Q	I		180,000
GRANTOR: BYNUM ADREANA & ELTON						
GRANTEE: POTTS COLLEEN M & C						
1235/1943	6/07/2004	WD	Q	I		171,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: BYNUM ADREANA & ELT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FSP=[YR=2019] W12 S6 E10 N2 E2 N4$ S4 W2 S2 W10 N6 W14 S45 FGR=[YR=2004] S20 E21 N10 FOP=[YR=2004] E7 N6 W7 S6$ N12 W6 S2 W15$ E15 N2 E6 S6 E7 S16 E12 N65$.

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	837.00	SF	5.20	5.20	100	2004	2004	3	83	3,612	

LAND DESCRIPTION

TOTAL OB/XF 3,612

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 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS