LOT 81
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

MOORE CHELSEA & KRISTOPHER
96644 O'NEIL-SCOTT RD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

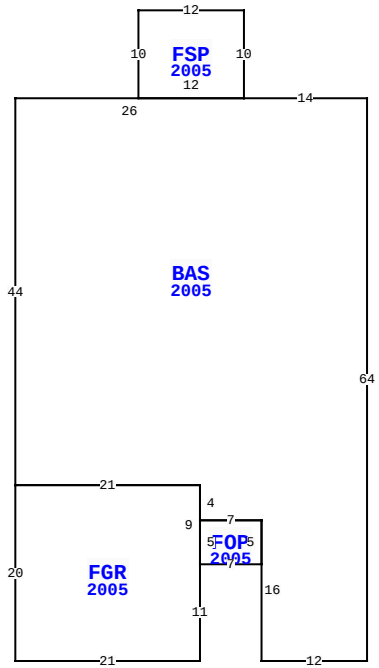
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,028	100	2005	2,028	251,680
FGR	420	55	2005	231	28,668
FOP	35	30	2005	10	1,241
FSP	120	40	2005	48	5,957
TOTALS	2,603			2,317	287,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,317	104.1740	137.51	318,611	2005	2005	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 0 Heated Area: 2028 HX Base Yr



96206 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	287,546
TOTAL MARKET OB/XF VALUE	2,664
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	385,210
SOH/AGL Deduction	30,641
ASSESSED VALUE	354,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,569
TOTAL JUST VALUE	385,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413631	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/0132	11/15/2021	WD	U	I	37	205,800
GRANTOR: AUGER RYAN ALDEN						
GRANTEE: MOORE CHELSEA & KRI						
1797/1539	6/05/2012	WD	Q	I	02	129,900
GRANTOR: FANNIE MAE						
GRANTEE: AUGER RYAN ALDEN						

BUILDING NOTES

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	0	0	0	610.00	SF	5.20	5.20	100	2005	2005	3	84	2,664	

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FSP=[YR=2005] N10 W12 S10 E12$ W26 S44
FGR=[YR=2005] S20 E21 N11 FOP=[YR=2005] E7 N5 W7 S5$ N9 W21$
E21 S4 E7 S16 E12 N64$.

LAND DESCRIPTION

TOTAL OB/XF 2,664

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 11/26/2019 BY NWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS