

ABUEG RALPH & KATRINA/LAPIT JUVY ET AL
95113 LOCK ST
FERNANDINA BEACH, FL 32034

29-2N-28-0330-0076-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall03DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms3.5100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4095.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,81710020251,817187,841

FGR49355202527128,016

FOP128302025383,928

FOP146302025444,549

FUS1,41610020251,416146,386

STR841020258827

TOTALS4,0843,594371,548

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% CONDTOTAL OB/XF

0100013,594103.3830103.38371,54820242024000.00100.00

1 SINGLE FAM - 100% - 2025Heated Area: 3233HX Base Yr 2025

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/23/2025MLU

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000781.00SF6.506.50100202520241005,077

LAND DESCRIPTIONTOTAL OB/XF5,077

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE07/01/2024BYTWTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE371,548

TOTAL MARKET OB/XF VALUE5,077

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE461,625

SOH/AGL Deduction3,583

ASSESSED VALUE458,042

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE402,320

TOTAL JUST VALUE461,625

NCON VALUE376,625

INCOME VALUE

PREVIOUS YEAR MKT VALUE70,000

SAMPLE DATA

PERMIT NUMDESCRIPTIONAMTISSUED

C0240003575PRIVATE PROVIDER574,38403/28/2024

B230012692SFR H3221 G 493574,38410/03/2023

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

2704/14974/04/2024WDQI02520,000

GRANTOR:CENTURY COMMUNITIES 0

GRANTEE:ABUEG RALPH & KATRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=26,18] N8 E23 S39 W13 S1 W7 S10 W6 S16 W1 W12 N58 E16 \$
FOP=[YR=2025;ORIG=26,18] W16 N8 E16 S8 \$
FGR=[YR=2025;ORIG=29,50] E7 N1 E13 S25 W19 W1 N14 N10 \$
FOP=[YR=2025;ORIG=23,60] E6 S14 E1 S8 W8 N6 E1 N16 \$
FUS=[YR=2025;ORIG=53,10] E17 S3 E22 S41 W20 N2 N8 W8 N4 W11 N30 \$
STR=[YR=2025;ORIG=53,40] E11 S4 W1 S4 W10 N8 \$