LOT 5
IN OR 2099/1394
SEASCAPE AT AMELIA PB 6/378

ABBATE ROBERT L & CATHERINE E
726 WHITE IBIS WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1677-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

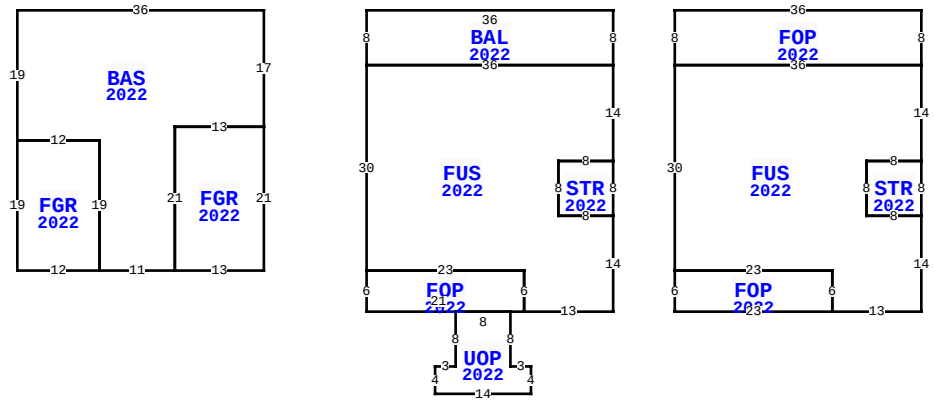
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1023.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	2022	43	8,265
BAS	867	100	2022	867	166,645
FGR	228	55	2022	125	24,026
FGR	273	55	2022	150	28,832
FOP	138	30	2022	41	7,880
FOP	138	30	2022	41	7,880
FOP	288	30	2022	86	16,530
FUS	1,094	100	2022	1,094	210,276
FUS	1,094	100	2022	1,094	210,276
STR	64	10	2022	6	1,153
TOTALS	4,656			3,577	687,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,577	116.9550	194.15	694,475	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 3055 HX Base Yr 2023



** This building has 12 Sub-Areas

726 WHITE IBIS WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		687,530
TOTAL MARKET OB/XF VALUE		25,000
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,062,530
SOH/AGL Deduction		113,051
ASSESSED VALUE		949,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		898,068
TOTAL JUST VALUE		1,062,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		933,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200940	NEW CONSTR	0	03/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/1394	1/31/2017	WD	Q	V	01	171,000
GRANTOR: RETHELFORD DAVID W &						
GRANTEE: ABBATE ROBERT L & C						
2069/1013	9/01/2016	WD	Q	V	01	155,000
GRANTOR: OSPREY DEVELOPMENT CO						
GRANTEE: RETHELFORD DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 S19 FGR=[YR=2022] S19 E12 N19 W12$ E12 S19 E11 FGR=[YR=2022] E13 N21 W13 S21$ N21 E13 N17$ PTR=E15 BAL=[YR=2022] E36 S8 FUS=[YR=2022] S14 STR=[YR=2022] S8 W8 N8 E8$ W8 S8 E8 S14 W13 FOP=[YR=2022] W2 UOP=[YR=2022] S8 E3 S4 W14 N4 E3 N8 E8$ W21 N6 E23 S6 $ N6 W23 N30 E36$ W36 N8$ W15$ PTR=E60 FOP=[YR=2022] E36 S8 FUS=[YR=2022] S14 STR=[YR=2022] S8 W8 N8 E8$ W8 S8 E8 S14 W13 FOP=[YR=2022] W23 N6 E23 S6$ N6 W23 N30 E36$ W36 N8$ W60$.

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
2	0410	ELEVATOR	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	2022	2022	3	100	25,000	

LAND DESCRIPTION

TOTAL OB/XF 25,000

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	0003	R-2	62.00	98.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS