

LOT 40
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

LAW JAMES D & SHERYL P
96346 ABACO ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

27-2N-28-1840-0040-0000



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	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,300	100	2005	2,300	263,434
FGR	440	55	2005	242	27,718
FOP	105	30	2005	32	3,665
FOP	197	30	2005	59	6,758
PTO	216	5	2012	11	1,260
TOTALS	3,258			2,644	302,835

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,644	91.8432	127.66	337,533	2005	2005	0	0	0	10.28	89.72	
1 SNGL FAM 100% - 2021				Heated Area: 2300				HX Base Yr 2021					
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE	04/09/2026 MLU	
						INC DATE					AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										302,835		
TOTAL MARKET OB/XF VALUE										0		
TOTAL LAND VALUE - MARKET										110,000		
TOTAL MARKET VALUE										412,835		
SOH/AGL Deduction										127,054		
ASSESSED VALUE										285,781		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										234,370		
TOTAL JUST VALUE										412,835		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										420,389		