

LOT 103
IN OR 2214/1345
DUNES OF AMELIA PHASE 1

KOZLOWSKI MICHAEL & DIANE L/E/
422 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0103-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

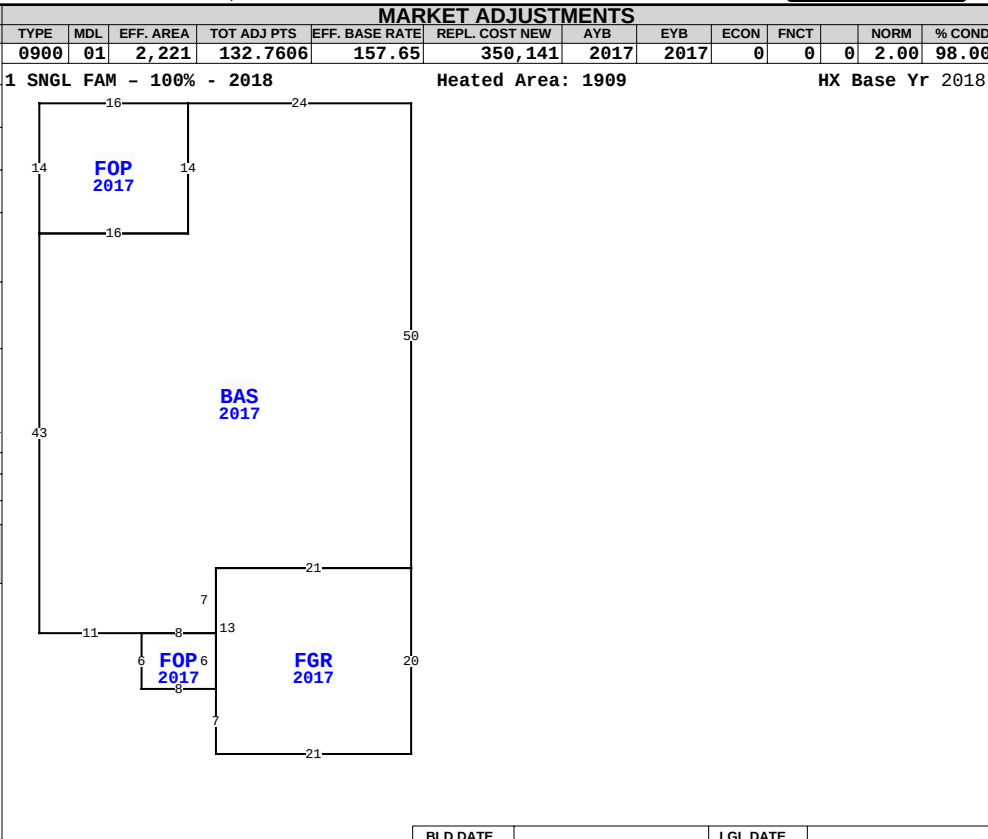
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	294,935
FGR	420	55	231	35,689
FOP	48	30	14	2,163
FOP	224	30	67	10,352
TOTALS	2,601		2,221	343,138

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	612.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	48.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 07/27/2017 BY DJ



422 SARGASSO ST, FERNANDINA BEACH					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
612.00	SF	7.00	7.00	100	2017	2017	3	97	4,155		
48.00	SF	7.00	7.00	100	2017	2017	3	97	326		

TOTAL OB/XF									
4,481									

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		343,138	
TOTAL MARKET OB/XF VALUE		4,481	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		462,619	
SOH/AGL Deduction		156,533	
ASSESSED VALUE		306,086	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		256,086	
TOTAL JUST VALUE		462,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		405,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162913	CO ISSUED	0	08/10/2017
20162913	NEW CONSTR	240,309	10/26/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1345	7/24/2018	QC	U	I	11	100
GRANTOR: KOZLOWSKI MICHAEL T &						
GRANTEE: MICHAEL T & DIANE M						
2165/1339	12/15/2017	WD	Q	I	02	327,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOZLOWSKI MICHAEL T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.									