PT OF OUT LOT 11
IN OR 1331/1458
(BLOCK 4 LOT 13 HIGHLAND

KOTKOSKI DAVID & JEANIE
728 N 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

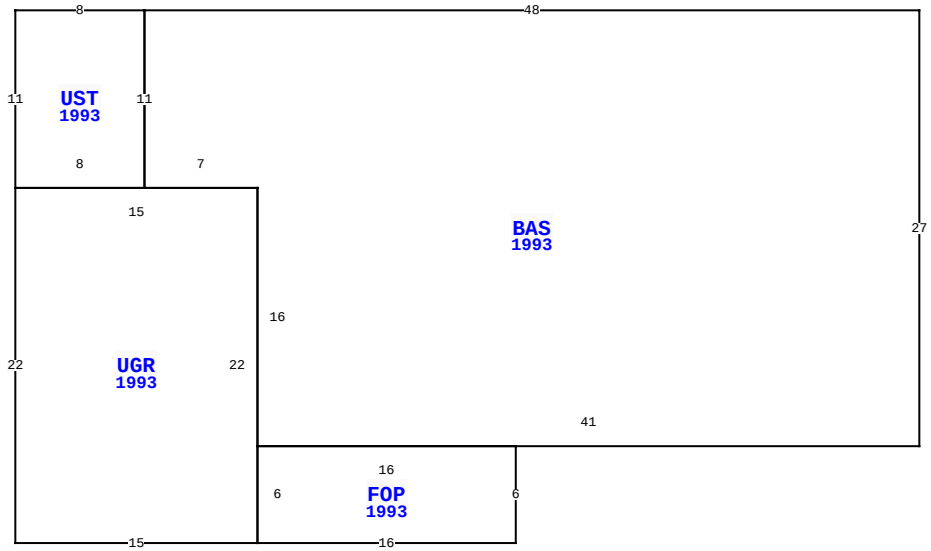
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	100,454
FOP	96	30	29	2,461
UGR	330	45	148	12,557
UST	88	45	40	3,393
TOTALS	1,698		1,401	118,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	136.2400	122.96	172,267	1969	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1184 HX Base Yr 2006



728 N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,864
TOTAL MARKET OB/XF VALUE		3,629
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		347,493
SOH/AGL Deduction		209,064
ASSESSED VALUE		138,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,429
TOTAL JUST VALUE		347,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1458	7/08/2005	WD	Q	I		160,000
GRANTOR: LASSERRE CURTISS						
GRANTEE: KOTKOSKI DAVID & JE						
0948/1274	9/08/2000	WD	U	I		75,000
GRANTOR: SEABORN DUANE R & PAT						
GRANTEE: LASSERRE CURTISS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UST=[YR=1993] W8 S11 UGR=[YR=1993] S22 E15 FOP=[YR=1993] E16 N6 W16S6$ N22W15$ E8N11$ S11 E7 S16 E41 N27$.

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	0810	CONCRETE A	0	100	32	10	320.00	SF	6.50	6.50	100	1969	1969	3	21	437	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1969	1969	3	21	87	
3	0801	ASPHALT A	0	100	17	10	170.00	SF	3.00	3.00	100	1993	1993	3	50	255	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2001	2001	3	20	1,440	
5	1243	WD DECK F	0	100	40	3	120.00	SF	8.00	8.00	100	2001	2001	3	20	192	
6	1242	WD DECK A	0	100	28	5	140.00	SF	10.00	10.00	100	2001	2001	3	20	280	
7	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2006	2006	3	88	366	
8	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	

LAND DESCRIPTION

TOTAL OB/XF 3,629

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	SFR	100	0006	R-1	114.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/23/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS