VILLA UNIT 3118
IN OR 2307/1854
MARSH VIEW VILLAS OR 2219/372

KOTULA MICHAEL & STEPHANIE N
277 EDGEWOOD AVENUE
OAKDALE, NY 11769

2023

01-6N-29-V310-3118-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	MARSH	MARSH 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	POOL	POOL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 10

NEIGHBORHOOD/LOC 10013.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8331000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1102 HX Base Yr

3118 SEA MARSH RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	506,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	506,000
SOH/AGL Deduction	112,750
ASSESSED VALUE	393,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,250
TOTAL JUST VALUE	506,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805162	XFOB	5,600	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1854	9/27/2019	WD	Q	I	02	365,000
GRANTOR: ROSIEJKA DANIEL & SAN						
GRANTEE: KOTULA MICHAEL & ST						
2033/1043	3/10/2016	WD	Q	I	01	240,000
GRANTOR: STYERS JESSICA ANN						
GRANTEE: ROSIEJKA DANIEL & S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS