

LOT 59
IN OR 2128/161
NORTH HAMPTON PHASE 1 PB 6/215

KOSCIULEK JOHN M
86347 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0059-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	256,505
FGR	826	55	454	51,076
FOP	81	30	24	2,700
FOP	206	30	62	6,975
FUS	1,267	100	1,267	142,540
TOTALS	4,660		4,087	459,796

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,841.00	SF	4.00	
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	
7	0350	CARPORT WD	0 100	16	16	256.00	SF	13.00	
8	0861	POOL GUNIT	0 100	0	0	896.00	SF	85.00	
9	0857	SANDSTONE	0 100	0	0	2,058.00	SF	16.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,087	100.2540	119.05	486,557	2006	2011	0	0	5.50	94.50
1 SNGL FAM - 100% - 2018 Heated Area: 3547 HX Base Yr 2018											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
134,725											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		459,796	
TOTAL MARKET OB/XF VALUE		134,725	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		722,021	
SOH/AGL Deduction		253,860	
ASSESSED VALUE		468,161	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		418,161	
TOTAL JUST VALUE		722,021	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		543,346	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011144	SUMMER KTA	6,200	11/16/2020
20006287	SWIM POOL	25,000	08/25/2020
20007231	REPAIR/RRF	0	08/13/2020
E16961	ELEC OTHER	1,500	03/01/2006
M10861	TANKS/BLRS	0	01/01/2006
P10514	OTHER	0	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2128/0161	6/14/2017	WD U	I	I	30
GRANTOR: KOSCIULEK RONALD & SU					
GRANTEE: KOSCIULEK JOHN M					
1883/1991	10/04/2013	WD Q	I	I	02
GRANTOR: HENDRIX CALVIN G & JA					
GRANTEE: KOSCIULEK RONALD &					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W11 FOP=[YR=2006] W21 S10 E18 R3 U3 N7\$ S7 D3 L3 W18 N10 W21 S37 FGR=[YR=2006] W12 S23 E12 S2 E22 N25 W22\$ E22 S23 E10 FOP=[YR=2006] E9 N9 W9 S9\$ N9 E21 N51\$ PTR=E30 FUS=[YR=2006] E21 S7 E19 S24 W8 S8 W12 N2 W6 N4 W14 N33\$ W30\$.									