

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

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

2024

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	308,879
FGR	420	55	231	37,376
FOP	48	30	14	2,265
FSP	224	40	90	14,563
TOTALS	2,601		2,244	363,082

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	612.00	SF	7.00	7.00	4,155
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	326
3	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	2,000

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

MARKET ADJUSTMENTS

TYPE 0900 MDL 01 EFF. AREA 2,244 TOT ADJ PTS 132.7606 EFF. BASE RATE 165.95 REPL. COST NEW 372,392 AYB 2017 EYB 2017 ECON 0 FNCT 0 NORM 2.50 % COND 97.50

1 SNGL FAM - 100% - 2018 Heated Area: 1909 HX Base Yr 2018

16 24 14 14 16 43 7 13 21 20 21 11 8 6 8 7

422 SARGASSO ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		363,082	
TOTAL MARKET OB/XF VALUE		6,481	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		519,563	
SOH/AGL Deduction		202,294	
ASSESSED VALUE		317,269	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		267,269	
TOTAL JUST VALUE		519,563	
NCON VALUE		2,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,619	

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
2214/1345	7/24/2018	QC U	I	11	
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;ORIG=0,0] W24 S14 W16 S43 E11 E8 N7 E21 N50 \$											
FGR=[YR=2017;ORIG=-21,63] S7 E21 N20 W21 S13 \$											
FSP=[YR=2017;ORIG=-24,0] W16 S14 E16 N14 \$											
FOP=[YR=2017;ORIG=-29,57] S6 E8 N6 W8 \$											