

PT OF LOT 2 (S-1) & (S-2)
IN OR 2447/986
VICTORIA LANDING PB 6/86

KRAWIECKI NICOLAS SYLVAIN & LISBETH MOCH
4940 VICTORIA LANDING CT
FERNANDINA BEACH, FL 30234

2024

00-00-30-087L-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3032.00	

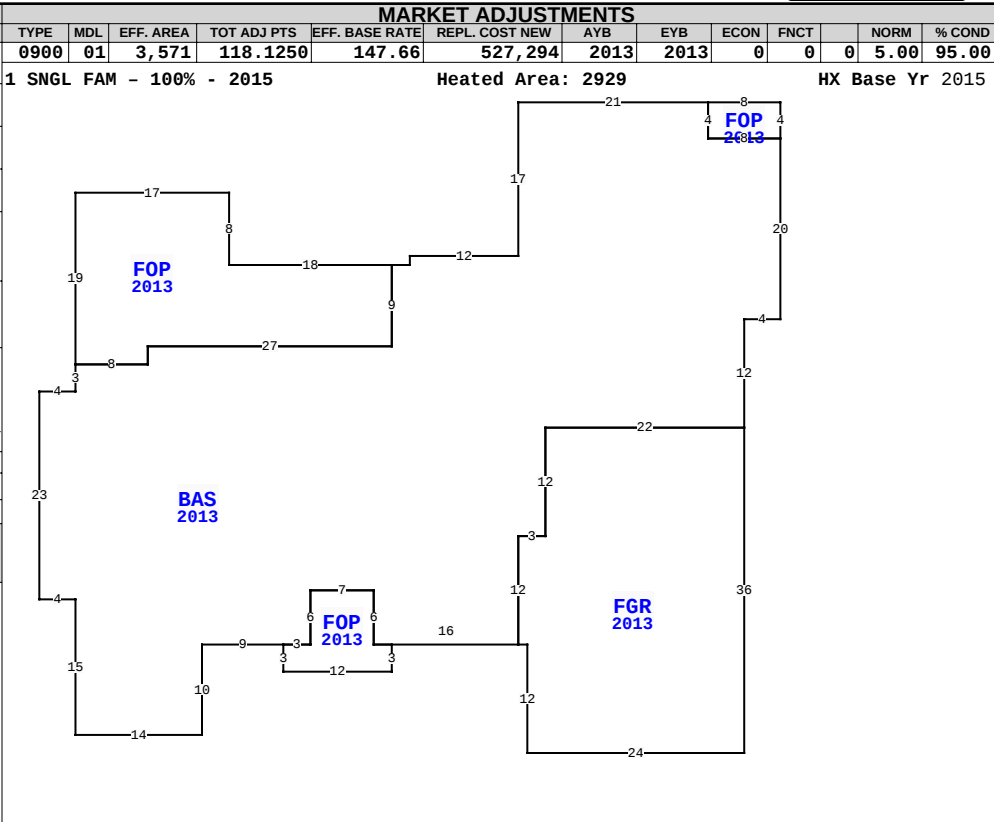
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,929	100	2,929	410,871
FGR	852	55	469	65,790
FOP	32	30	10	1,403
FOP	78	30	23	3,226
FOP	467	30	140	19,638

TOTALS	4,358		3,571	500,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0		1,242.00	SF 5.20
2	0911	SCRN RM A	0	100	0	0		2,258.00	SF 17.50
3	0861	POOL GUNIT	0	100	0	0		575.00	SF 85.00
4	0855	CONC PAVER	0	100	0	0		1,683.00	SF 10.00
5	0504	FP-ELECTRI	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	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00

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		RSF-1	0.00	0.00	2.00

REVIEW DATE	05/12/2019	BY	KBA
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4940 VICTORIA LANDING CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	2.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	2.00

Total Acres: 0.00	Total Land Value: 360,000	Market: 0	Agricultural: 0	Common: 360,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	500,929								
TOTAL MARKET OB/XF VALUE	86,421								
TOTAL LAND VALUE - MARKET	360,000								
TOTAL MARKET VALUE	947,350								
SOH/AGL Deduction	389,928								
ASSESSED VALUE	557,422								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	507,422								
TOTAL JUST VALUE	947,350								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	839,298								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326790	CO ISSUED	0	10/17/2013
B1327713	ADDITION	32,293	09/01/2013
B1327414	SWIM POOL	40,000	07/01/2013
E1326358	ELE/POOL	0	07/01/2013
B1326790	SFR	352,801	01/01/2013
E1325786	NEW CONSTR	4,291	01/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2447/0986	3/17/2021	WD	U	I	11		100		
GRANTOR: KRAWIECKI NICOLAS S &									
GRANTEE: KRAWIECKI NICOLAS S									
2000/0363	9/01/2015	WD	U	I	11		100		
GRANTOR: KRAWIECKI NICOLAS & L									
GRANTEE: KRAWIECKI NICOLAS &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2013] W8 BAS=[YR=2013] W21 S17 W12 S1 W2									
FOP=[YR=2013] W18 N8 W17 S19 E8 N2 E27 N9\$ S9 W27 S2 W8 S3 W4									
S23 E4 S15 E14 N10 E9 FOP=[YR=2013] S3 E12 N3 W2 N6 W7 S6 W3\$									
E3 N6 E7 S6 E16 FGR=[YR=2013] E1 S12 E24 N36 W22 S12 W3 S12 \$									
N12 E3 N12 E22 N12 E4 N20 W8 N4\$ S4 E8 N4\$.									