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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

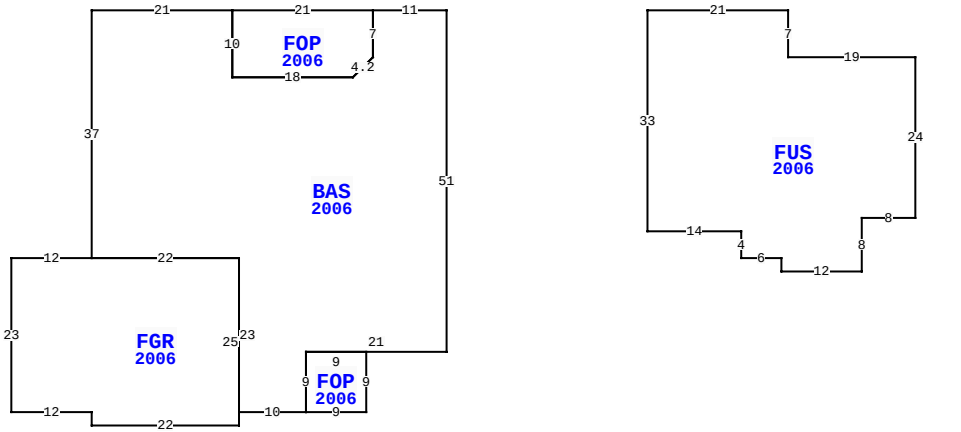
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	268,586
FGR	826	55	454	53,481
FOP	81	30	24	2,828
FOP	206	30	62	7,304
FUS	1,267	100	1,267	149,253
TOTALS	4,660		4,087	481,452

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	125.32	512,183	2006	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 3547 HX Base Yr 2018



86347 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,452
TOTAL MARKET OB/XF VALUE		131,708
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		740,660
SOH/AGL Deduction		258,454
ASSESSED VALUE		482,206
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		432,206
TOTAL JUST VALUE		740,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,021

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	SALE PRICE
2128/0161	6/14/2017	WD	U	I	30	407,000
GRANTOR: KOSCIULEK RONALD & SU						
GRANTEE: KOSCIULEK JOHN M						
1883/1991	10/04/2013	WD	Q	I	02	407,500
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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,841.00	SF	4.00	4.00	100	2006	2006	3	87	6,407	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2021	2021	3	95	6,384	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	93	4,650	
7	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2021	2021	3	93	3,095	
8	0861	POOL GUNIT	0	100	0	0	896.00	SF	85.00	85.00	100	2021	2021	3	95	72,352	
9	0857	SANDSTONE/	0	100	0	0	2,058.00	SF	16.00	16.00	100	2021	2021	3	100	32,928	

LAND DESCRIPTION

TOTAL OB/XF 131,708

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/03/2021 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS