

KOSSAKOWSKI MARK A & KIM ELIZABETH
85422 AVANT RD
YULEE, FL 32097

43-2N-27-4640-0022-0000

REVIEW DATE 09/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall07NONE 100
Interior Floo03CONC FINSH 100
Air Condition01NONE 100
Heating Type01NONE 100
Bedrooms00100
Bathrooms00100
Frame Stories1.1.100
Units Occupancy00100
None 100

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS
65000176457.5000
EFF. BASE RATE
20.12
REPL. COST NEWAYB
15,3722004
EYB
2004
ECONFNCT
00
NORM% COND
28.0072.00

2 GARAGE RES - 100% - 2016
Heated Area: 764
HX Base Yr 2016

BAS
2004

TOTALS76410076411,068

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPRICEUNIT TYPEDTDPH FACT% CONDDTOT ADJPRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE354,713
TOTAL MARKET OB/XF VALUE24,817
TOTAL LAND VALUE - MARKET300,000
TOTAL MARKET VALUE679,530
SOH/AGL Deduction315,658
ASSESSED VALUE363,872
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE313,872
TOTAL JUST VALUE679,530
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE616,384

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE
1977/19164/23/2015WDQ Q I 01380,000
GRANTOR: ROHRER HEATHER H & DO
GRANTEE: KOSSAKOWSKI MARK AN
1246/08897/19/2004WDQ Q I 485,000
GRANTOR: AUTORE BURL A & SANDR
GRANTEE: ROHRER HEATHER H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W42 S22 E22 N8 E20 N14 \$.

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