LOT 11 & PT SEC 36-2N-27
IN OR 2291/1588
ESMT PT OR 1429/1562

KOSTECKI ZBIGNIEW STANLEY
12054 HIDDEN HILLS DRIVE
JACKSONVILLE, FL 32225

2024

45-2N-28-525D-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

94153 PALM CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,203
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	239,203
SOH/AGL Deduction	166,253
ASSESSED VALUE	72,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,950
TOTAL JUST VALUE	239,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1588	7/19/2019	WD	Q	I	05	198,000
GRANTOR: OLSEN STEPHEN B						
GRANTEE: KOSTECKI ZBIGNIEW S						
1915/0126	4/29/2014	SW	U	I	37	84,000
GRANTOR: CRIMSON PALM CIRCLE W						
GRANTEE: OLSEN STEPHEN B						

BUILDING NOTES

BUILDING DIMENSIONS

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	0300	BOAT DCK W	0	0	518	4	2,072.00	SF	10.00	10.00	100	2006	2006	3	44	9,117	
2	0350	CARPORT WD	0	0	52	30	1,560.00	SF	3.25	3.25	100	2006	2006	3	27	1,369	
3	0317	DCK PLNG W	0	0	0	0	20.00	UT	250.00	250.00	100	2006	2006	3	27	1,350	
4	0300	BOAT DCK W	0	0	0	0	538.00	SF	10.00	10.00	100	2006	2006	3	44	2,367	

LAND DESCRIPTION

TOTAL OB/XF 14,203

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	000130	C	SFR WATER	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 2.92 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS