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

**2025**

**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 | 05 | Quality Level 05 |

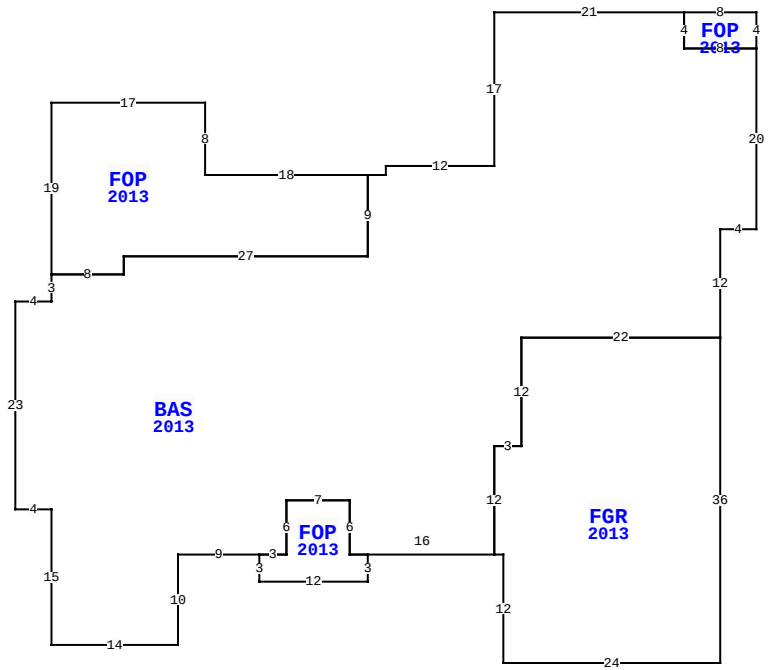
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,929 | 100 | 2013 | 2,929 | 669,113 |
| FGR | 852 | 55 | 2013 | 469 | 107,140 |
| FOP | 32 | 30 | 2013 | 10 | 2,284 |
| FOP | 78 | 30 | 2013 | 23 | 5,254 |
| FOP | 467 | 30 | 2013 | 140 | 31,983 |
| TOTALS | 4,358 | | | 3,571 | 815,775 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,571 | 153.0000 | 241.74 | 863,254 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR CUST – 100% - 2015 Heated Area: 2929 HX Base Yr 2015




4940 VICTORIA LANDING CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 815,775 |
| TOTAL MARKET OB/XF VALUE | | 82,376 |
| TOTAL LAND VALUE - MARKET | | 360,000 |
| TOTAL MARKET VALUE | | 1,258,151 |
| SOH/AGL Deduction | | 684,564 |
| ASSESSED VALUE | | 573,587 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 522,865 |
| TOTAL JUST VALUE | | 1,258,151 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 947,350 |

| 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

## 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$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,242.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 6,006 | |
| 2 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 2,258.00 | SF | 17.50 | 17.50 | 100 | 2013 | 2013 | 3 | 55 | 21,733 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 575.00 | SF | 85.00 | 85.00 | 100 | 2013 | 2013 | 3 | 68 | 33,235 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,683.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 93 | 15,652 | |
| 5 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2013 | 2013 | 3 | 95 | 1,900 | |
| 6 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2013 | 2013 | 3 | 55 | 2,750 | |
| 7 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2013 | 2013 | 3 | 55 | 1,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 82,376

| 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 | 000100 | C | RES | 100 | | RSF-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 200,000.00 | 180,000.00 | 360,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS