BLOCK 2 S1/2 OF LOT 14 &
S1/2 OF E1/2 OF LOT 15
IN OR 996/1884

KOLAR ERIC PA
4035 ATLANTIC BLVD
JACKSONVILLE, FL 32207

2025

00-00-31-142L-000A-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,541
TOTAL MARKET VALUE	33,541
SOH/AGL Deduction	33,467
ASSESSED VALUE	74
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74
TOTAL JUST VALUE	33,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0996/1884	7/10/2001	TD	Q	V	04	900

GRANTOR: CLERK OF COURT

GRANTEE: KOLAR ERIC PA

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0006	R-2	0.00	0.00	33,541.00	SF		1.00	1.00	0.25	4.00	1.00	33,541							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 33,541 Market: 0 Agricultural: 0 Common: 33,541 PRINTED 07/30/2025 BY SYS