PT OF OUT LOT 11
IN OR 1331/1458
(BLOCK 4 LOT 13 HIGHLAND

**KOTKOSKI DAVID & JEANIE**
728 N 15TH ST
FERNANDINA BEACH, FL 32034

# 2025

**00-00-31-1600-0011-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |

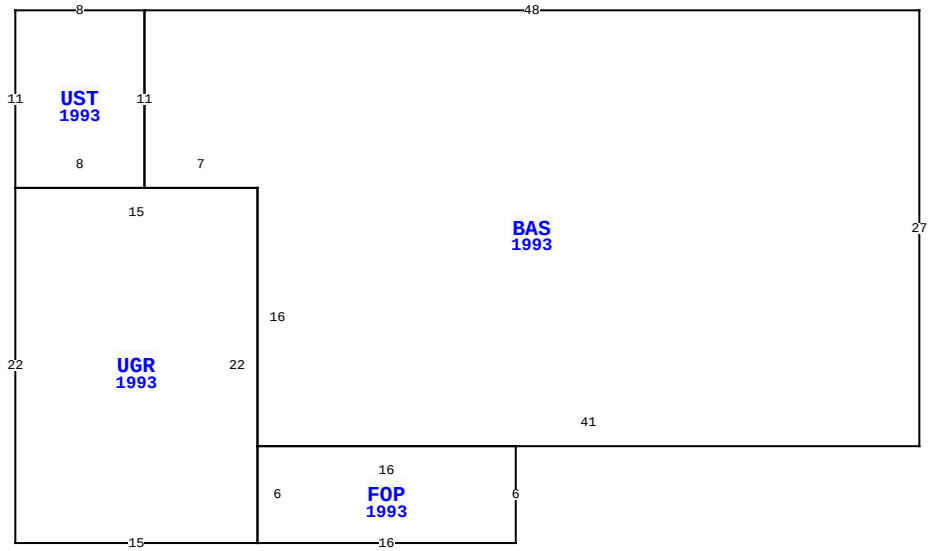
| | | |
|---|---|---|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,184 | 100 | 1993 | 1,184 | 109,689 |
| FOP | 96 | 30 | 1993 | 29 | 2,687 |
| UGR | 330 | 45 | 1993 | 148 | 13,712 |
| UST | 88 | 45 | 1993 | 40 | 3,706 |
| TOTALS | 1,698 | | | 1,401 | 129,793 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,401 | 136.2400 | 136.24 | 190,872 | 1969 | 1980 | 0 | 0 | 0 | 32.00 | 68.00 |

1 SINGLE FAM – 100% - 2006 Heated Area: 1184 HX Base Yr 2006




728 N 15TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 129,793 |
| TOTAL MARKET OB/XF VALUE | | 13,923 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 443,716 |
| SOH/AGL Deduction | | 286,247 |
| ASSESSED VALUE | | 157,469 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 106,747 |
| TOTAL JUST VALUE | | 443,716 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 413,255 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1331/1458 | 7/08/2005 | WD | Q | I | | 160,000 |
| GRANTOR: LASSERRE CURTISS | | | | | | |
| GRANTEE: KOTKOSKI DAVID & JE | | | | | | |
| 0948/1274 | 9/08/2000 | WD | U | I | | 75,000 |
| GRANTOR: SEABORN DUANE R & PAT | | | | | | |
| GRANTEE: LASSERRE CURTISS E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 UST=[YR=1993] W8 S11 UGR=[YR=1993] S22 E15 FOP=[YR=1993] E16 N6 W16S6$ N22W15$ E8N11$ S11 E7 S16 E41 N27$ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 32 | 10 | 320.00 | SF | 6.50 | 6.50 | 100 | 1969 | 1969 | 3 | 20 | 416 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 4 | 64.00 | SF | 6.50 | 6.50 | 100 | 1969 | 1969 | 3 | 20 | 83 | |
| 3 | 0801 | ASPHALT A | 0 | 100 | 17 | 10 | 170.00 | SF | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 50 | 255 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 20 | 240.00 | SF | 30.00 | 30.00 | 100 | 2001 | 2001 | 3 | 20 | 1,440 | |
| 5 | 1243 | WD DECK F | 0 | 100 | 40 | 3 | 120.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 20 | 192 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 28 | 5 | 140.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 280 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 8 | 8 | 64.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 358 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 559 | |
| 9 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 312.00 | LF | 32.00 | 32.00 | 100 | 2024 | 2020 | | 95 | 9,485 | |
| 10 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2020 | | 95 | 855 | |

TOTAL OB/XF 13,923

## LAND DESCRIPTION

| 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 | 0006 | R-1 | 114.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS