

LOT 48
IN OR 813/277
SEA MARSH VILLAGE 1 PB 4/11

KOLAR ENTERPRISES LIMITED PARTNERSHIP
4035 ATLANTIC BLVD
JACKSONVILLE, FL 32207

2025

01-6N-29-1900-0048-0000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY																																																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																				
																	VALUATION BY Tax Group: 5 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 850,000 TOTAL MARKET VALUE 850,000 SOH/AGL Deduction 25,000 ASSESSED VALUE 825,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 825,000 TOTAL JUST VALUE 850,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 750,000																																																					
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED																																																					
MAP NUM MKT AREA 10																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0813/0277</td> <td>11/12/1997</td> <td>WD U</td> <td>V</td> <td>V</td> <td>19</td> <td>195,000</td> </tr> <tr> <td colspan="7">GRANTOR: KOLAR RONALD E & JANE</td> </tr> <tr> <td colspan="7">GRANTEE: KOLAR ENTERPRISES L</td> </tr> <tr> <td>0431/0075</td> <td>8/01/1984</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>117,500</td> </tr> <tr> <td colspan="7">GRANTOR:</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> </tbody> </table>					OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0813/0277	11/12/1997	WD U	V	V	19	195,000	GRANTOR: KOLAR RONALD E & JANE							GRANTEE: KOLAR ENTERPRISES L							0431/0075	8/01/1984	WD Q	V			117,500	GRANTOR:							GRANTEE:						
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NEIGHBORHOOD/LOC 10001.00																	BUILDING NOTES																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												BUILDING DIMENSIONS																																																					
TOTALS																																																																						

EXTRA FEATURES											TOTAL OB/XF										
L N	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					
SEA MARSH RD, FERNANDINA BEACH											0										

LAND DESCRIPTION											TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							