

PT OF LOTS 20 & 21
PT OR 2668/1825 BEING THE S1/2
OF PARCELS 1 & 2

PATELSKI KAZIMIR JOSEPH & CYNTHIA
941177 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

34-2N-28-4960-0021-0000



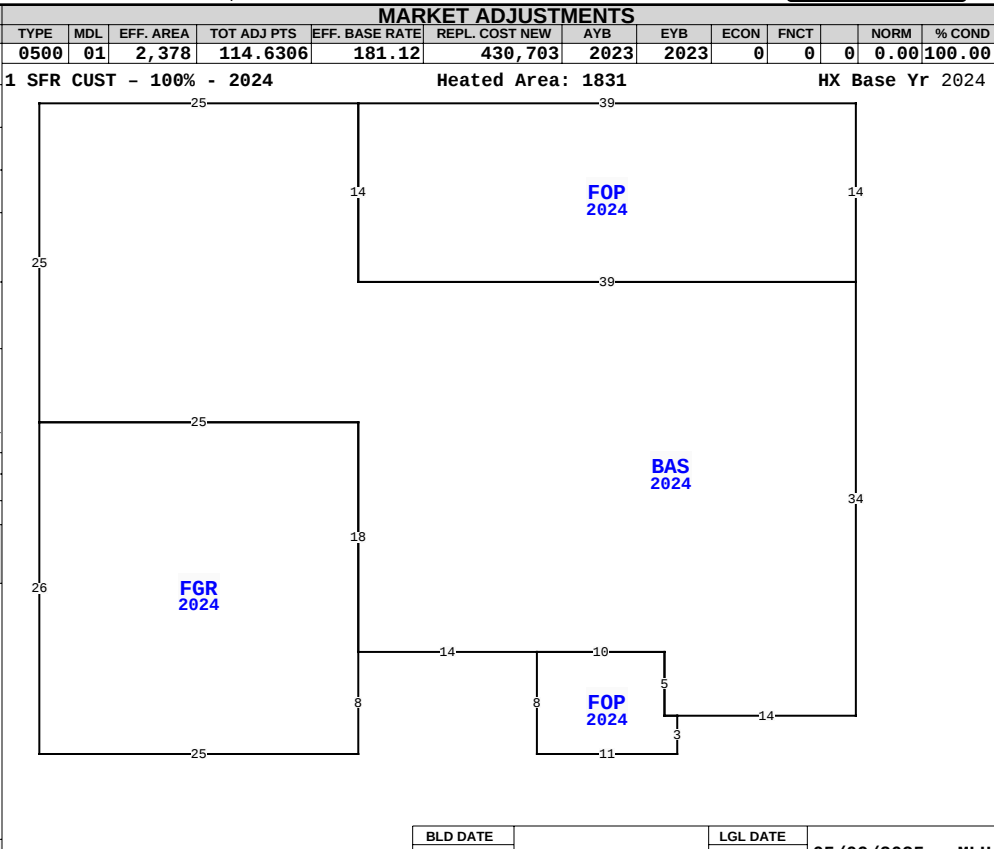
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	2024	1,831	331,631
FGR	650	55	2024	358	64,841
FOP	83	30	2024	25	4,528
FOP	546	30	2024	164	29,704
TOTALS	3,110			2,378	430,703

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	410.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.33



941177 OLD NASSAUVILLE RD, FERNANDINA										05/09/2025	MLU
										LAND DATE	
										AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
410.00	SF	6.50	6.50	100	2024	2023		100	2,665		

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					473,782				
TOTAL MARKET OB/XF VALUE					2,665				
TOTAL LAND VALUE - MARKET					132,500				
TOTAL MARKET VALUE					608,947				
SOH/AGL Deduction					60,155				
ASSESSED VALUE					548,792				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					493,070				
TOTAL JUST VALUE					608,947				
NCON VALUE					43,079				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					491,461				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003142	ADD DETACHED GARA	107,839	03/19/2024
230011951	CO ISSUED		09/19/2023
22006181	NEW CONSTR	326,125	04/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1825	9/22/2023	WD	Q	I	01	632,500
GRANTOR:RLANE JCL HOLDINGS LL						
GRANTEE:PATELSKI KAZIMIR JO						
2525/1853	12/30/2021	WD	Q	V	03	180,000
GRANTOR:GEIGER THOMAS H & EMI						
GRANTEE:RLANE JCL HOLDINGS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=90,20] W39 N14 W25 S25 E25 S18 E14 E10 S5 E1 E14 N34 \$									
FOP=[YR=2024;ORIG=51,6] E39 S14 W39 N14 \$									
FGR=[YR=2024;ORIG=26,31] E25 S18 S8 W25 N26 \$									
FOP=[YR=2024;ORIG=65,49] E10 S5 E1 S3 W11 N8 \$									

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