

KOSHEFSKY WILLIAM H
95011 SAWGRASS COVE TRL
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0007-0170

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

03CEDAR 100
GABLE/HIP 100

Roof Cover
Interior Wall

12MODULAR MT 100
DRYWALL 100

Interior Floor
Interior Floor

13LVT/LAMNT 70
CARPET 30

Air Condition
Heating Type

03CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

1 100
1 100
WOOD FRAME 100

Stories
Units
Occupancy

2.
2. 100
0 100
NONE 100

TOTALS

2,0281,261216,914

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900111,261152.4203201.19253,701199519950014.5085.50

1 SNGL FAM - 0% - 0Heated Area: 784HX Base Yr

DCK
2007

FGR
2007

STR
2015

BAS
1995

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE216,914

TOTAL MARKET OB/XF VALUE21,715

TOTAL LAND VALUE - MARKET329,000

TOTAL MARKET VALUE567,629

SOH/AGL Deduction170,738

ASSESSED VALUE396,891

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE396,891

TOTAL JUST VALUE567,629

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE494,815

SUBAREA MARKET VALUETHIS AREA IS SUBJECT TO AN INDEPENDENT SUBAREA MARKET EVALUATION.

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / I / V / I / RSN CD SALE PRICE

2366/03966/05/2020WDQI01320,000

GRANTOR:LINTON DRUE B & MARY

GRANTEE:KOSHEFSKY WILLIAM H

1780/06412/10/2012WDUI11182,400

GRANTOR:US BANK NATIONAL ASSO

GRANTEE:LINTON DRUE B & MAR

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W36 S10 STR=[YR=2015] S20 E5 N20 W5\$ E8
BAS=[YR=1995] S28 E28 N28 W28 \$ E28 N10 \$ PTR= E40
FGR=[YR=2007] W28 S28 E28 N28 \$W40 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10820WOOD WALK000056.00SF11.7511.7510019951995340263

20820WOOD WALK0000165.00SF11.7511.7510019961996340776

30300BOAT DCK W0000850.00SF40.0040.001002008200834816,320

40811CONCRETE B0002528700.00SF5.205.20100200120013792,876

50317DCK PLNG W00004.00UT500.00500.00100201720173741,480

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000131CRES CREEK0RSF-10.000.001.88AC1.001.001.00175,000.00175,000.00329,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.88Total Land Value: 329,000Market: 0Agricultural: 0Common: 329,000PRINTED 07/30/2025 BY SYS