PT OF SEC 46-3N-28E
PT OR 2043/716
(EX THE E'LY 30FT)

KOSHEFSKY WILLIAM
95011 SAWGRASS COVE TRAIL
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0007-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

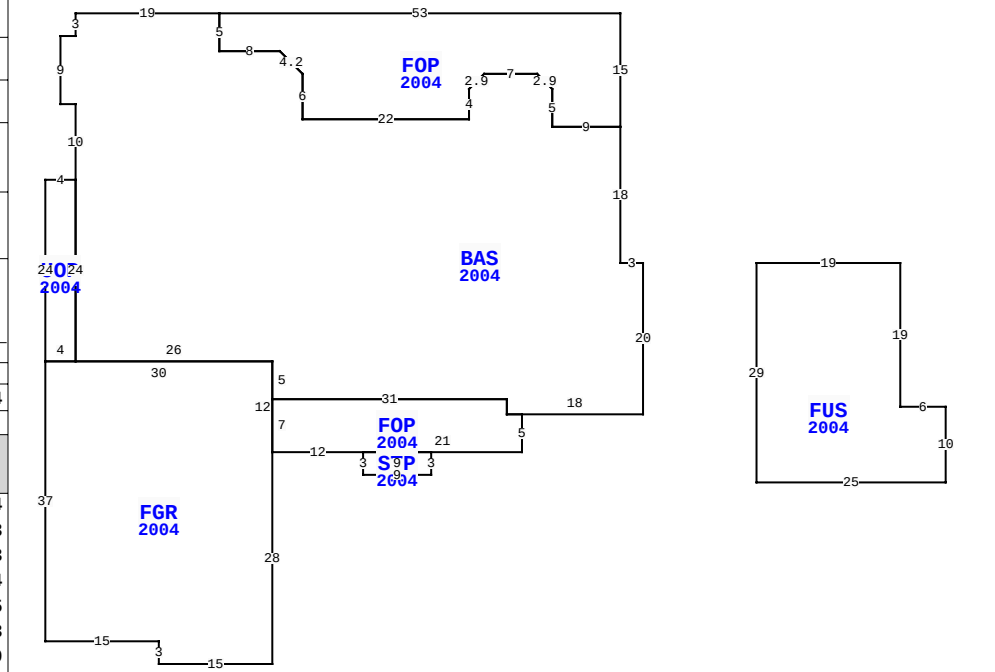
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,056	100	2004	3,056	451,774
FGR	1,155	55	2004	635	93,873
FOP	227	30	2004	68	10,053
FOP	595	30	2004	178	26,314
FUS	611	100	2004	611	90,325
STP	27	10	2004	3	443
UOP	96	20	2004	19	2,809
TOTALS	5,767			4,570	675,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,570	123.7463	163.35	746,510	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 3667 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

95011 SAWGRASS COVE TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		675,592
TOTAL MARKET OB/XF VALUE		86,100
TOTAL LAND VALUE - MARKET		155,750
TOTAL MARKET VALUE		917,442
SOH/AGL Deduction		363,350
ASSESSED VALUE		554,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		503,370
TOTAL JUST VALUE		917,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		763,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412615	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/0716	4/25/2016	WD	Q	I	01	612,500
GRANTOR: CROSSLEY BRIAN L & JO						
GRANTEE: KOSHEFSKY WILLIAM						
1542/1289	12/27/2007	WD	Q	I		965,000
GRANTOR: LOUD ADAM J & DEBORAH						
GRANTEE: CROSSLEY BRIAN L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 N18 FOP=[YR=2004] N15 W53 S5 E8 D3 R3 S6 E22 N4 U2 R2 E7 R2 D2 S5 E9 $ W9 N5 U2 L2 W7 L2 D2 S4 W22 N6 U3 L3 W8 N5 W19 S3 W2 S9 E2 S10 UOP=[YR=2004] W4 S24 FGR=[YR=2004] S37 E15 S3 E15 N28 FOP=[YR=2004] E12 STP=[YR=2004] S3 E9 N3 W9 $ E21 N5 W2 N2 W31 S7 $ N12 W30 $ E4 N24 $ S24 E26 S5 E31 S2 E18 N20 $ PTR= E15 FUS=[YR=2004] E19 S19 E6 S10 W25 N29 $ W15 $.

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	0920	CWALL-WD/M	0	100	0	0	134.00	LF	390.00	390.00	100	2004	2004	3	21	10,975	
2	1075	TRELLIS G	0	100	0	0	120.00	SF	35.00	35.00	100	2004	2004	3	32	1,344	
3	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00	100	2018	2018	3	97	9,700	
4	1242	WD DECK A	0	100	32	12	384.00	SF	10.00	10.00	100	2004	2004	3	21	806	
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	6,090	
6	0300	BOAT DCK W	0	100	0	0	688.00	SF	40.00	40.00	100	2012	2012	3	64	17,613	
7	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2018	2018	3	78	1,435	
8	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2018	2018	3	84	2,796	
9	0812	CONCRETE C	0	100	0	0	6,774.00	SF	4.00	4.00	100	2004	2004	3	83	22,490	
10	0462	ST/AL FNC	0	100	365	0	1,460.00	SF	10.00	10.00	100	2012	2012	3	64	9,344	

TOTAL OB/XF 82,593

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	000131	C	RES CREEK	100		RSF-	1140.00	290.00	0.89	AC		1.00	1.00	1.00	175,000.00	175,000.00	155,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.89 Total Land Value: 155,750 Market: 0 Agricultural: 0 Common: 155,750 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	78	1,560	
12	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2018	2018	3	78	1,947	

LAND DESCRIPTION

TOTAL OB/XF 3,507

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

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