UNIT 14 (A/K/A 1304)
OCEAN PLACE @ SUMMER BEACH
CONDO OR 793/475-572

KOSCIULEK JOHN MATTHEW
86347 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

00-SB-30-152P-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	1527100
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	3RD FLOOR	3RD FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	04	Quality Level 04	

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,341			1,341	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO 100% - 2018		1,341				1997	1997	100	100	0		

HX Base Yr 2018

4776 AMELIA ISLAND PKWY 14, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		952,350
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		952,350
SOH/AGL Deduction		253,659
ASSESSED VALUE		698,691
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		642,280
TOTAL JUST VALUE		952,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,035,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/48	2/27/2026	WD	Q	I	01	1,010,000
GRANTOR: MCDANIEL CYNTHIA R RE						
GRANTEE: KOSCIULEK JOHN MATT						
2165/1665	12/18/2017	WD	Q	I	01	720,000
GRANTOR: SCHRAMM GREGORY M & P						
GRANTEE: MCDANIEL CYNTHIA R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS