LOT 59
NORTH HAMPTON PHASE 1 PB 6/215

KOSCIULEK JOHN M L/E/
86347 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

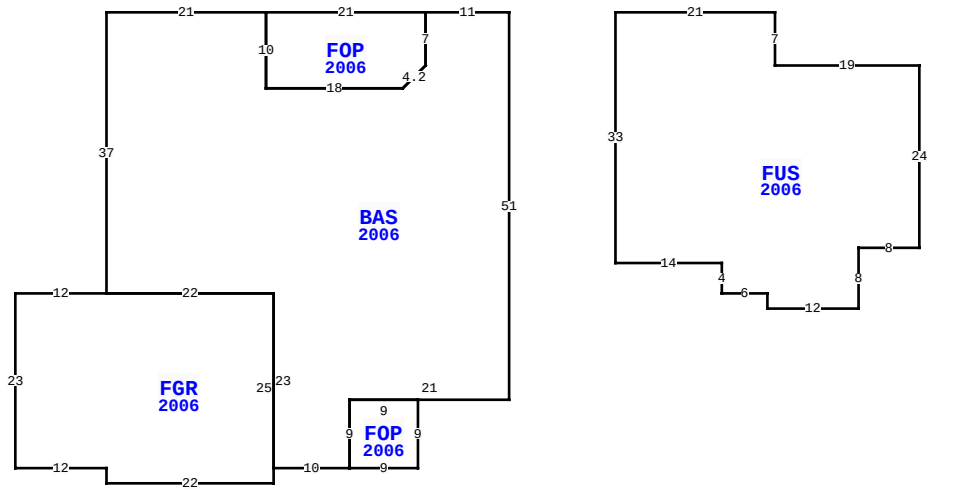
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	276,372
FGR	826	55	2006	454	55,032
FOP	81	30	2006	24	2,910
FOP	206	30	2006	62	7,515
FUS	1,267	100	2006	1,267	153,580
TOTALS	4,660			4,087	495,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,087	96.3600	133.94	547,413	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2018 Heated Area: 3547 HX Base Yr 2018



86347 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		495,409
TOTAL MARKET OB/XF VALUE		70,242
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		693,151
SOH/AGL Deduction		183,564
ASSESSED VALUE		509,587
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		458,176
TOTAL JUST VALUE		693,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		762,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011144	SUMMER KTA	6,200	11/16/2020
20006287	SWIM POOL	25,000	08/25/2020
20007231	REPAIR/RRF	0	08/13/2020
E16961	ELEC OTHER	1,500	03/01/2006
M10861	TANKS/BLRS	0	01/01/2006
P10514	OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2828/1170	11/12/2025	WD	U	I	11	100
GRANTOR: KOSCIULEK JOHN M						
GRANTEE: KOSCIULEK JOHN M RE						
2128/0161	6/14/2017	WD	U	I	30	407,000
GRANTOR: KOSCIULEK RONALD & SU						
GRANTEE: KOSCIULEK JOHN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W11 S7 D3L3 W18 N10 W21 S37 E22 S23 E10 N9 E21 N51 $
FUS=[YR=2006;ORIG=14,0] E21 S7 E19 S24 W8 S8 W12 N2 W6 N4 W14 N33 $
FGR=[YR=2006;ORIG=-53,37] W12 S23 E12 S2 E22 N25 W22 $
FOP=[YR=2006;ORIG=-11,0] W21 S10 E18 U3R3 N7 $
FOP=[YR=2006;ORIG=-21,60] E9 N9 W9 S9 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300	
7	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2021	2021	3	86	2,862	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2021	2021	05	100	60,000	

LAND DESCRIPTION

TOTAL OB/XF 70,242

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS