LOT 19
CRANE ISLAND PHASE 1 PB 8/308

KUBISTA KIRK & JANET LIVING TRUST/KUBISTA KIRK TRU
6 OYSTER DR
ISLE OF PALMS, SC 29451

2026

19-2N-28-1000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03

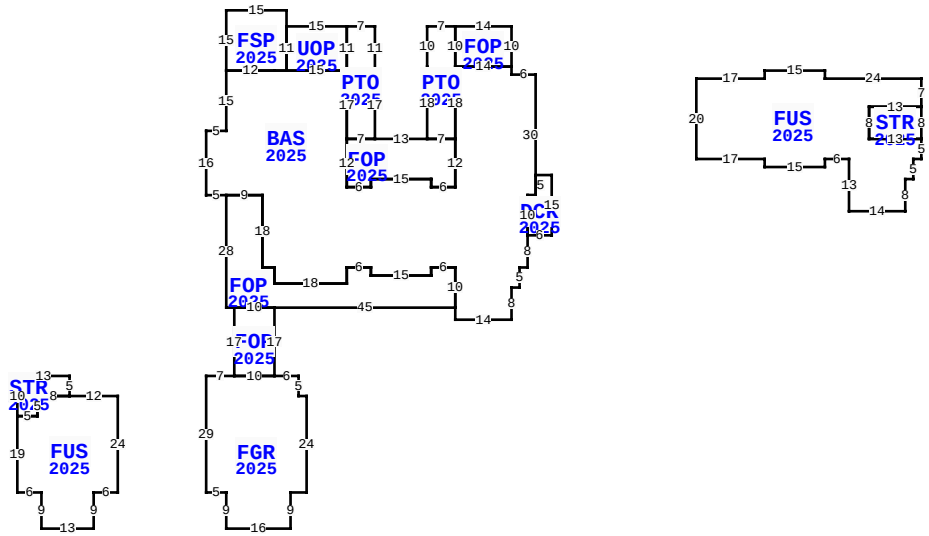
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,204	100	2025	3,204	1,704,880
DCK	80	10	2025	8	4,257
FGR	859	55	2025	472	251,156
FOP	140	30	2025	42	22,349
FOP	170	30	2025	51	27,138
FOP	294	30	2025	88	46,826
FOP	630	30	2025	189	100,569
FSP	225	40	2025	90	47,890
FUS	692	100	2025	692	368,220
FUS	1,268	100	2025	1,268	674,715
TOTALS	8,313			6,176	3,286,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,176	333.9072	532.11	3,286,311	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 0% - 2025 Heated Area: 5164 HX Base Yr



** This building has 15 Sub-Areas

40 SALT HAMMOCK CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,286,311
TOTAL MARKET OB/XF VALUE	90,000
TOTAL LAND VALUE - MARKET	1,500,000
TOTAL MARKET VALUE	4,876,311
SOH/AGL Deduction	46,616
ASSESSED VALUE	4,829,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,829,695
TOTAL JUST VALUE	4,876,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,645,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211370	NEW CONSTR	0	06/16/2021
20211371	ADDITION	0	06/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2774/1942	3/03/2025	WD	U	I	11	100
GRANTOR: KUBISTA KIRK & JANET						
GRANTEE: KUBISTA KIRK & JANE						
2404/1192	10/28/2020	WD	Q	V	01	1,110,000
GRANTOR: CAM BRADFORD HOMES LL						
GRANTEE: KUBISTA KIRK & JANE						

BUILDING NOTES

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2025	2024	06	100	70,000	
4	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=110,50] E14 N8 E2 N5 E2 N8 N10 E2 N30 W6 N2 W14 S18 S12 W6 N2 W15 S2 W6 N12 N17 W15 W3 W12 S15 W5 S16 E5 E9 S18 E3 S4 E18 N4 E6 S2 E15 N2 E6 S10 S3 $
FOP=[YR=2025;ORIG=53,19] E9 S18 E3 S4 E18 N4 E6 S2 E15 N2 E6 S10 W45 W10 W2 N28 $
DCK=[YR=2025;ORIG=128,29] E6 N15 W4 S5 W2 S10 $
FOP=[YR=2025;ORIG=110,-23] E14 S10 W14 N10 $
PTO=[YR=2025;ORIG=110,-23] W7 S10 S18 E7 N18 N10 $
FOP=[YR=2025;ORIG=110,5] W7 W13 W7 S12 E6 N2 E15 S2 E6 N12 $
PTO=[YR=2025;ORIG=83,5] E7 N17 N11 W7 S11 S17 $
UOP=[YR=2025;ORIG=68,-23] E15 S11 W15 N11 $
FSP=[YR=2025;ORIG=68,-12] W3 W12 N15 E15 S4 S11 $

LAND DESCRIPTION

TOTAL OB/XF 90,000

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	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,500,000.00	1,500,000.00	1,500,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 1,500,000 Market: 0 Agricultural: 0 Common: 1,500,000 PRINTED 07/09/2026 BY SYS