LOT 12
IN OR 2291/1588
ESMT IN OR 479/5

KOSTECKI ZBIGNIEW STANLEY
12054 HIDDEN HILLS DRIVE
JACKSONVILLE, FL 32225

2026

45-2N-28-525D-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

W PALM CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	46,446
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	154,446
SOH/AGL Deduction	37,605
ASSESSED VALUE	116,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,841
TOTAL JUST VALUE	154,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/1588	7/19/2019	WD	Q	I	05	198,000
GRANTOR: OLSEN STEPHEN B						
GRANTEE: KOSTECKI ZBIGNIEW S						
1915/0126	4/29/2014	SW	U	I	37	84,000
GRANTOR: CRIMSON PALM CIRCLE W						
GRANTEE: OLSEN STEPHEN B						

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
1	0300	BOAT DCK W	0	0	518	4	2,072.00	SF	40.00	40.00	100	2006	2006	3	36	29,837	
2	0350	CARPORT WD	0	0	52	30	1,560.00	SF	13.00	13.00	100	2006	2006	3	22	4,462	
3	0317	DCK PLNG W	0	0	0	0	20.00	UT	1,000.00	1,000.00	100	2006	2006	3	22	4,400	
4	0300	BOAT DCK W	0	0	0	0	538.00	SF	40.00	40.00	100	2006	2006	3	36	7,747	

LAND DESCRIPTION

TOTAL OB/XF 46,446

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	000116	C	RES MARSH	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.20	90,000.00	108,000.00	108,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.70 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 07/09/2026 BY SYS