

**Sevier (078)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 DOMINIAK JOSEPH J & SANDRA B  
 9166 AUGUST CIR  
 SAINT AUGUSTINE FL 32080

Current Owner

**CARSONS RIDGE WAY 3549**

Ctrl Map: 112D    Group: A    Parcel: 046.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$120,000  
**Improvement Value:** \$568,500  
**Total Market Appraisal:** \$688,500  
**Assessment Percentage:** 40%  
**Assessment:** \$275,400

**Subdivision Data**

**Subdivision:** BROTHERS COVE  
**Plat Book:** LM 5    **Plat Page:** 115    **Block:**    **Lot:** 46

**Additional Information**

**General Information**

**Class:** 08 - Commercial    **City #:**    **City:**  
**Special Service District 1:** 000    **Special Service District 2:** 000  
**District:** 16    **Neighborhood:** I01  
**Number of Buildings:** 1    **Number of Mobile Homes:** 0  
**Utilities - Water/Sewer:** 11 - INDIVIDUAL / INDIVIDUAL    **Utilities - Electricity:** 01 - PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE    **Zoning:** R-1

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	HOT - HOT TUB		1
1	WDK - WOOD DECK	IRR	594

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0.68    **Calculated Acres:** 0    **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

**Improvement Type:** 05 - SINGLE FAMILY  
**Exterior Wall:** 05 - SIDING ABOVE AVG  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 3+ - EXCELLENT +  
**Square Feet of Living Area:** 1435  
**Foundation:** 04 - SPECIAL FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 04 - ABOVE AVG  
**Interior Finish:** 13 - PANELING CUSTOM  
**Bath Tiles:** 01 - FLOOR ONLY  
**Shape:** 03 - U-SHAPED

**Building Sketch**



**Stories:**

2.00

**Actual Year Built:**

2004

**Plumbing Fixtures:**

11

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

13 - PREFIN METAL CRIMPED

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

04 - ABOVE AVERAGE

**Electrical:**

04 - ABOVE AVG

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,104
OPF - OPEN PORCH FINISHED	84
OPF - OPEN PORCH FINISHED	144
OPF - OPEN PORCH FINISHED	288
USL - UPPER STORY LOW	1,104

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
10/5/2015	\$315,000	4583	358	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
10/29/2004	\$279,000	2100	751	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
6/27/1994	\$0	523	688		-	-