



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

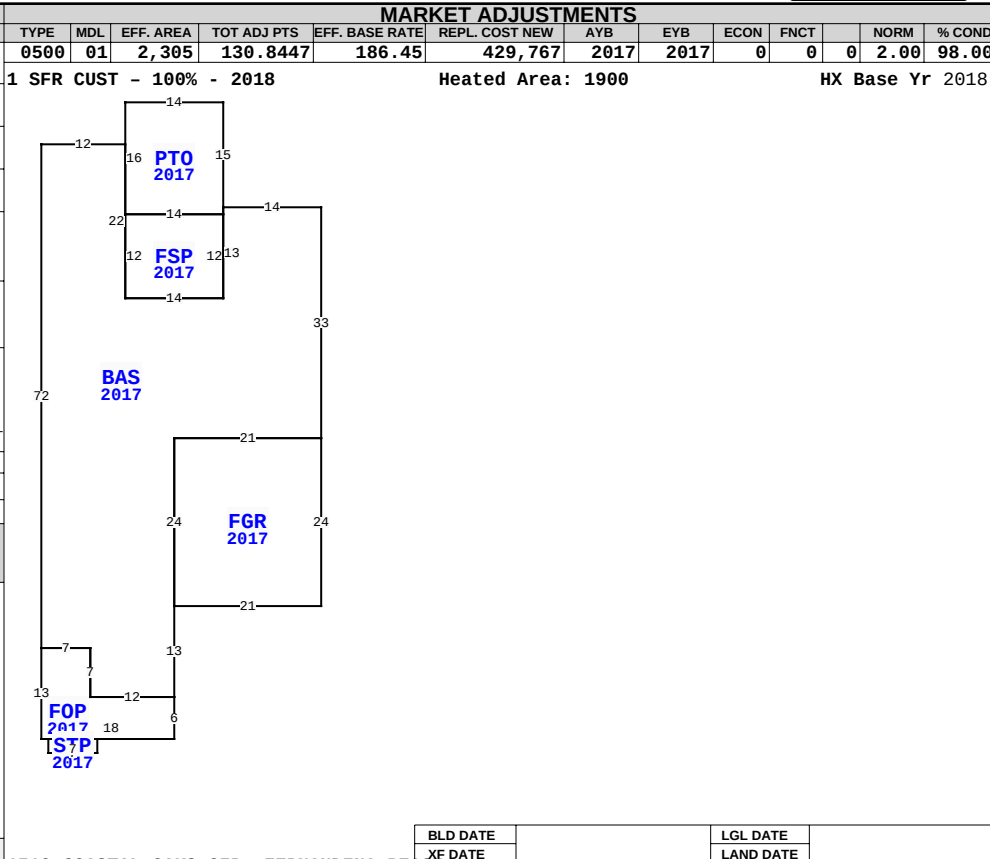
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1210.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	1,900	347,170
FGR	504	55	277	50,614
FOP	163	30	49	8,953
FSP	168	40	67	12,242
PTO	224	5	11	2,010
STP	14	10	1	182

TOTALS	2,973		2,305	421,172
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L N	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	0855	CONC PAVER	0 100	0	0	707.00	SF	7.00	7.00	100	2017	2017	3	97	4,801	
2	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	100	2017	2017	3	97	407	
3	0855	CONC PAVER	0 100	3	5	15.00	SF	7.00	7.00	100	2017	2017	3	97	102	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION			TOTAL OB/XF 7,270													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00



1510 COASTAL OAKS CIR, FERNANDINA BEACH																
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BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

TOTAL OB/XF 7,270

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				421,172	
TOTAL MARKET OB/XF VALUE				7,270	
TOTAL LAND VALUE - MARKET				185,000	
TOTAL MARKET VALUE				613,442	
SOH/AGL Deduction				244,164	
ASSESSED VALUE				369,278	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				319,278	
TOTAL JUST VALUE				613,442	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				486,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222162	ADDITION	0	05/05/2022
20170151	NEW CONSTR	242,885	01/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2507/0261	10/21/2021	WD U	I	I	11	100	
GRANTOR: BAKER JAMES C & LISA							
GRANTEE: BAKER FAMILY TRUST							
2136/0964	7/24/2017	WD Q	I	I	02	426,000	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: BAKER JAMES C & LIS							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2017] W14 PTO=[YR=2017] N15 W14 S16 FSP=[YR=2017] S12 E14 N12 W14\$ E14 N1\$ S13 W14 N22 W12 S72 FOP=[YR=2017] S13 E1 STP=[YR=2017] S2 E7 N2 W7\$ E18 N6 W12 N7 W7\$ E7 S7 E12 N13 FGR=[YR=2017] E21 N24 W21 S24\$ N24 E21 N33\$.															