LOT 7
COASTAL OAKS PBK 8/109

**SCHNEIDER KARL & MARGARET L/E/**
1520 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1611-0007-0000**

## BUILDING CHARACTERISTICS

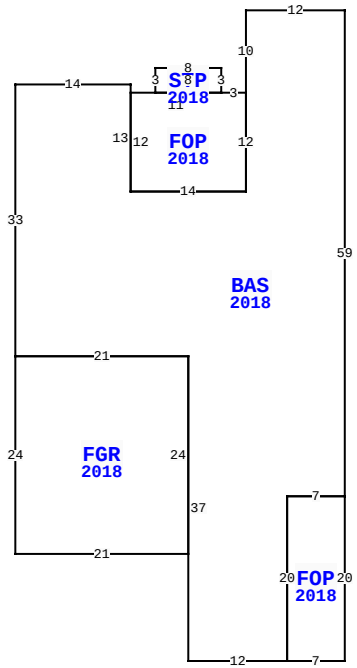
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 1,809 | 100 | 1,809 | 345,682 |
| FGR | 504 | 55 | 277 | 52,932 |
| FOP | 140 | 30 | 42 | 8,026 |
| FOP | 168 | 30 | 50 | 9,555 |
| STP | 24 | 10 | 2 | 382 |
| TOTALS | 2,645 | | 2,180 | 416,576 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,180 | 136.1416 | 194.00 | 422,920 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SFR CUST – 0% - 0 Heated Area: 1809 HX Base Yr




1520 E COASTAL OAKS CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 416,576 |
| TOTAL MARKET OB/XF VALUE | 5,662 |
| TOTAL LAND VALUE - MARKET | 185,000 |
| TOTAL MARKET VALUE | 607,238 |
| SOH/AGL Deduction | 103,817 |
| ASSESSED VALUE | 503,421 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 503,421 |
| TOTAL JUST VALUE | 607,238 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 483,166 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20161498 | CO ISSUED | 0 | 12/26/2018 |
| 20161498 | NEW CONSTR | 231,940 | 05/27/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2376/1425 | 7/16/2020 | LE | U | I | 11 | 100 |
| GRANTOR: SCHNEIDER KARL F & MA | | | | | | |
| GRANTEE: SCHNEIDER GRETCHEN | | | | | | |
| 2246/1945 | 12/28/2018 | WD | Q | I | 02 | 450,000 |
| GRANTOR: ESB INVESTMENTS LLC | | | | | | |
| GRANTEE: SCHNEIDER KARL F & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W12 S10 FOP=[YR=2018] W3 STP=[YR=2018] N3 W8 S3 E8$ W11 S12 E14 N12$ S12 W14 N13 W14 S33 FGR=[YR=2018] S24 E21 N24 W21$ E21 S37 E12 FOP=[YR=2018] E7 N20 W7 S20$ N20 E7 N59$.

## 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 680.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 98 | 4,665 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 57.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 98 | 391 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 8 | 10 | 80.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 510 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 3 | 5 | 15.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 96 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,662

| 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 | SFR | 0 | | R-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 185,000.00 | 185,000.00 | 185,000 | | | | | | | |

REVIEW DATE 12/18/2018 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS