LOT 8
COASTAL OAKS PBK 8/109

DRUMMEY PAUL & CHERYL A
1522 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0008-0000

BUILDING CHARACTERISTICS

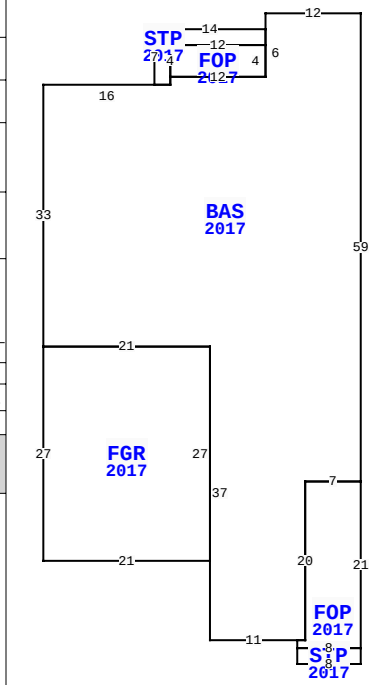
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,003	100	2,003	377,022
FGR	567	55	312	58,727
FOP	48	30	14	2,635
FOP	148	30	44	8,282
STP	16	10	2	376
STP	38	10	4	753
TOTALS	2,820		2,379	447,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,379	134.7892	192.07	456,935	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2003 HX Base Yr 2020



1522 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		447,796
TOTAL MARKET OB/XF VALUE		9,646
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		642,442
SOH/AGL Deduction		213,407
ASSESSED VALUE		429,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		379,035
TOTAL JUST VALUE		642,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163135	NEW CONSTR	253,678	11/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1569	5/24/2023	WD	Q	I	01	870,000
GRANTOR: LOVEJOY STEVEN A & CA						
GRANTEE: DRUMMEY PAUL & CHER						
2134/1513	7/20/2017	WD	Q	I	02	439,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LOVEJOY STEVEN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 S2 STP=[YR=2017] W14 S7 E2 N1 FOP=[YR=2017] E12 N4 W12 S4$ N4 E12 N2$ S6 W12 S1 W16 S33 FGR=[YR=2017] S27 E21 N27 W21$ E21 S37 E11 FOP=[YR=2017] S1 STP=[YR=2017] S2 E8 N2 W8$ E8 N21 W7 S20 W1$ E1 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	724.00	SF	7.00	7.00	100	2017	2017	3	97	4,916	
3	0855	CONC PAVER	0	100	0	0	336.00	SF	7.00	7.00	100	2017	2017	3	97	2,281	
4	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	97	489	

LAND DESCRIPTION

TOTAL OB/XF 9,646

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	100		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 06/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS