

GUENTHER WILLIAM G & LUCY GAIL
1530 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

00-00-31-1611-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0500	01	2,559	132.9216	189.41	484,700	2017	2017		0	0	2.00	98.00	VALUATION BY		STANDARD														
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2018										Heated Area: 2011										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		12	HARDWOOD 70																															
Interior Floor		11	CLAY TILE 30																															
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		00	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	2,011	100	2,011	373,286																														
FGR	644	55	354	65,710																														
FOP	162	30	49	9,095																														
FOP	348	30	104	19,305																														
PTO	24	5	1	185																														
STP	24	10	2	371																														
UOP	190	20	38	7,054																														
TOTALS	3,403		2,559	475,006																														
EXTRA FEATURES					1530 E COASTAL OAKS CIR, FERNANDINA										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															REACH DATE					AG DATE														
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	1,251.00	SF	7.00	7.00	100	2017	2017	3	97	8,494																				
2	0855	CONC PAVER	0 100	0 0	76.00	SF	7.00	7.00	100	2017	2017	3	97	516																				
3	0855	CONC PAVER	0 100	0 0	354.00	SF	7.00	7.00	100	2017	2017	3	97	2,404																				
4	0861	POOL GUNIT	0 100	0 0	290.00	SF	85.00	85.00	100	2017	2017	3	87	21,446																				
5	0911	SCRN RM A	0 100	0 0	685.00	SF	17.50	17.50	100	2017	2017	3	82	9,830																				
6	0855	CONC PAVER	0 100	0 0	235.00	SF	10.00	10.00	100	2017	2017	3	97	2,280																				
7	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640																				
LAND DESCRIPTION					TOTAL OB/XF										46,610																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																	