

LOT 14  
IN OR 2206/722  
COASTAL OAKS PBK 8/109

FICKLING CAROL J  
1534 COASTAL OAKS DR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0014-0000



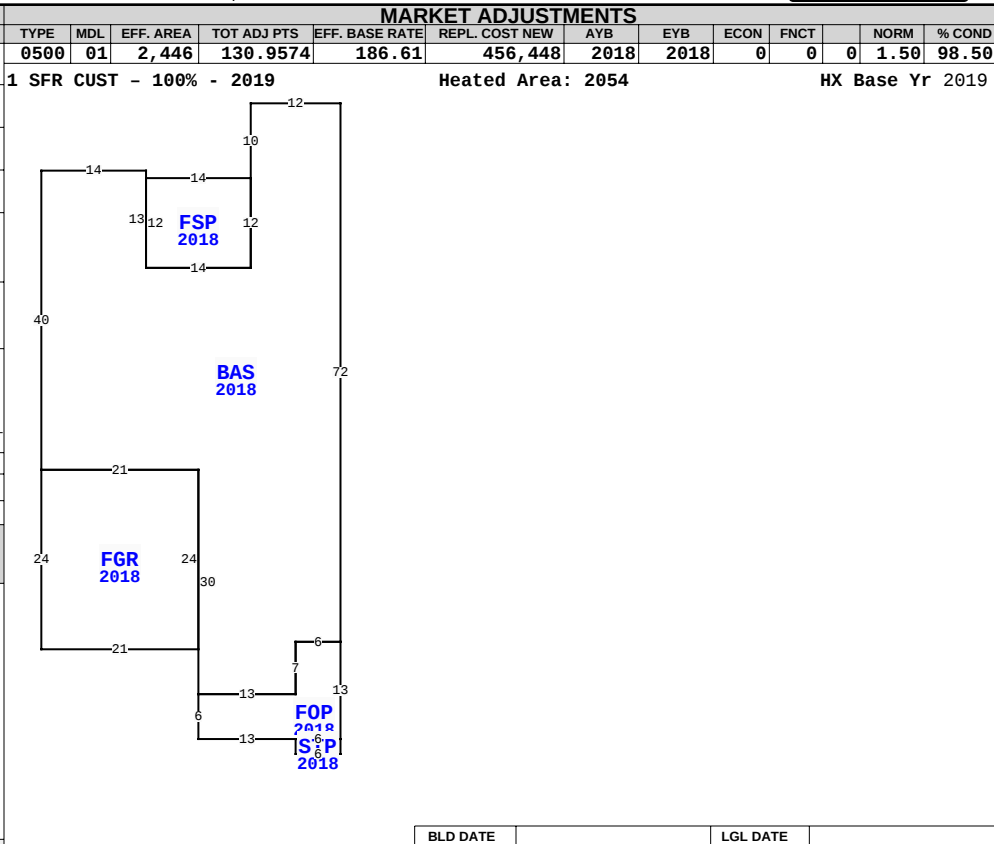
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 11 | CLAY TILE 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       | 2,054            | 100         | 2,054        | 377,548              |
| FGR       | 504              | 55          | 277          | 50,916               |
| FOP       | 156              | 30          | 47           | 8,639                |
| FSP       | 168              | 40          | 67           | 12,315               |
| STP       | 12               | 10          | 1            | 184                  |
| TOTALS    | 2,894            |             | 2,446        | 449,601              |

| EXTRA FEATURES |            |             |         |   |   |        |    |        |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 698.00 | SF | 7.00   | 7.00           | 100       | 2018    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 57.00  | SF | 7.00   | 7.00           | 100       | 2018    |
| 3              | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 96.00  | LF | 32.00  | 32.00          | 100       | 2018    |
| 4              | 0470       | VNYL GATE   | 0 100   | 0 | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2018    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 100 |     | R-2      | 0.00  | 0.00  | 1.00        | LT        |     |



| TOTAL OB/XF |            |             |         |   |   |        |    |        |                |           |         |
|-------------|------------|-------------|---------|---|---|--------|----|--------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 698.00 | SF | 7.00   | 7.00           | 100       | 2018    |
| 2           | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 57.00  | SF | 7.00   | 7.00           | 100       | 2018    |
| 3           | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 96.00  | LF | 32.00  | 32.00          | 100       | 2018    |
| 4           | 0470       | VNYL GATE   | 0 100   | 0 | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2018    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1           | 000100   | C   | SFR                  | 100 |     | R-2      | 0.00  | 0.00  | 1.00        | LT        |     |

| NASSAU COUNTY PROPERTY    |              |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--------------|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |              |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD     |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 449,601      |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 8,382        |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 185,000      |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 642,983      |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 280,692      |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 362,291      |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 312,291      |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 642,983      |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0            |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |              |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 508,137      |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20172244   | CO ISSUED   | 0       | 06/07/2018 |
| 20172244   | NEW CONSTR  | 262,834 | 07/21/2017 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2206/0722                      | 6/25/2018 | WD           | Q      | I      | 01        | 438,500       |
| GRANTOR: ADVANTAGE HOME BUILDE |           |              |        |        |           |               |
| GRANTEE: FICKLING CAROL J      |           |              |        |        |           |               |
| 2115/0384                      | 4/14/2017 | SW           | Q      | V      | 01        | 110,000       |
| GRANTOR: COASTAL OAKS AMELIA I |           |              |        |        |           |               |
| GRANTEE: ADVANTAGE HOME BUIL   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W12 S10 FSP=[YR=2018] W14 S12 E14 N12\$ S12 W14 N13 W14 S40 FGR=[YR=2018] S24 E21 N24 W21\$ E21 S30 FOP=[YR=2018] S6 E13 STP=[YR=2018] S2 E6 N2 W6\$ E6 N13 W6 S7 W13\$ E13 N7 E6 N72\$. |  |  |  |  |  |  |  |  |  |  |  |