LOT 16
IN OR 2216/733
COASTAL OAKS PBK 8/109

DIXON VALERIE
1538 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0016-0000

NASSAU COUNTY PROPERTY

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	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

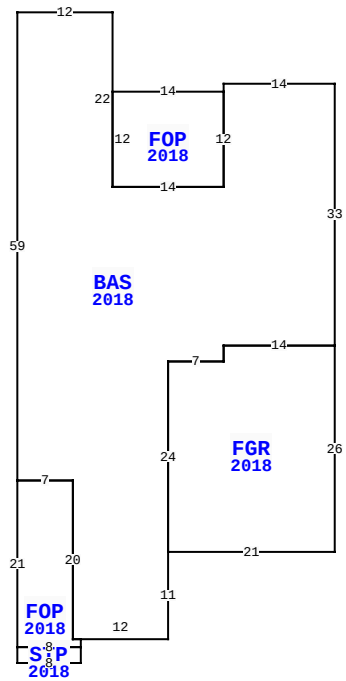
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	328,749
FGR	532	55	293	52,837
FOP	148	30	44	7,935
FOP	168	30	50	9,017
STP	16	10	2	361
TOTALS	2,687		2,212	398,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,212	128.4780	183.08	404,973	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 1823 HX Base Yr 2019



1538 COASTAL OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,898
TOTAL MARKET OB/XF VALUE		39,881
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		623,779
SOH/AGL Deduction		257,546
ASSESSED VALUE		366,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,233
TOTAL JUST VALUE		623,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182637	SCRNENCL	5,940	07/30/2018
20180997	SWIM POOL	28,000	03/23/2018
20172604	NEW CONSTR	237,322	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0733	8/02/2018	WD	Q	I	01	492,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DIXON VALERIE						
2130/1641	6/30/2017	SW	Q	V	01	115,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S1 FOP=[YR=2018] W14 S12 E14 N12$ S12 W14 N22 W12 S59 FOP=[YR=2018] S21 STP=[YR=2018] S2 E8 N2 W8$ E8 N1 W1 N20 W7$ E7 S20 E12 N11 FGR=[YR=2018] E21 N26 W14 S2 W7 S24$ N24 E7 N2 E14 N33$.

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	100	0	0	770.00	SF	7.00	7.00	100	2018	2018	3	98	5,282	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2018	2018	3	98	391	
3	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2018	2018	3	90	15,300	
4	0911	SCRN RM A	0	100	0	0	661.00	SF	17.50	17.50	100	2018	2018	3	86	9,948	
5	0855	CONC PAVER	0	100	0	0	441.00	SF	10.00	10.00	100	2018	2018	3	98	4,322	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
7	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2018	2018	3	95	2,918	

LAND DESCRIPTION

TOTAL OB/XF 39,881

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 08/16/2018 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS