LOT 17
COASTAL OAKS PBK 8/109

ROBINSON WILLIAM &/BOYER CATHERINE N
1539 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0017-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

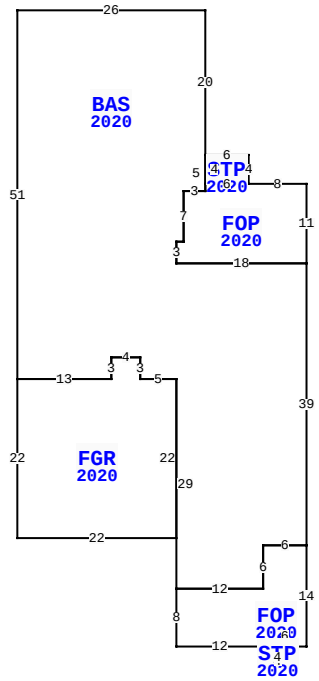
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1210.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	1,991	353,141
FGR	496	55	273	48,422
FOP	180	30	54	9,578
FOP	187	30	56	9,933
STP	8	10	1	177
STP	24	10	2	355
TOTALS	2,886		2,377	421,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,377	125.0970	178.26	423,724	2020	2020	0	0	0	0.50	99.50

1 SFR CUST – 0% - 2023 Heated Area: 1991 HX Base Yr



1539 COASTAL OAKS DR, 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	421,605
TOTAL MARKET OB/XF VALUE	7,007
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	613,612
SOH/AGL Deduction	0
ASSESSED VALUE	613,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,612
TOTAL JUST VALUE	613,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190513	NEW CONSTR	0	09/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1690	12/28/2022	WD	Q	I	01	819,000
GRANTOR: GERHOLD CHRISTOPHER J						
GRANTEE: ROBINSON WILLIAM J						
2411/0933	11/13/2020	WD	Q	I	01	509,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GERHOLD CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W8 STP=[YR=2020] N4 W6 BAS=[YR=2020] N20 W26 S51 FGR=[YR=2020] S22 E22 N22 W5 N3 W4 S3 W13$ E13 N3 E4 S3 E5 S29 FOP=[YR=2020] S8 E12 STP=[YR=2020] S2 E4 N2 W4$ E6 N14 W6 S6 W12$ E12 N6 E6 N39 W18 N3 E1 N7 E3 N5$ S4 E6$ W6 S1 W3 S7 W1 S3 E18 N11$.

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	646.00	SF	10.00	10.00	100	2020	2020	3	99	6,395	
2	0855	CONC PAVER	0	0	0	0	54.00	SF	10.00	10.00	100	2020	2020	3	99	535	
3	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	2020	2020	3	99	77	

LAND DESCRIPTION

TOTAL OB/XF 7,007

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 05/14/2020 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS