



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	PAGE 1 of 1									
Exterior Wall	10	ABOVE AVG 100	0500	01	2,447	129.6050	184.69	451,936	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD									
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020												Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 100	Heated Area: 2054												BUILDING MARKET VALUE 447,417									
Interior Wall	05	DRYWALL 100	HX Base Yr 2020												TOTAL MARKET OB/XF VALUE 9,613									
Interior Floor	12	HARDWOOD 80													TOTAL LAND VALUE - MARKET 185,000									
Interior Floor	14	CARPET 20													TOTAL MARKET VALUE 642,030									
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 287,656									
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 354,374									
Bedrooms	3	100													TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	3	100													BASE TAXABLE VALUE 304,374									
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE 642,030									
Stories	1.	1. 100													NCON VALUE 0									
Units	0	100													INCOME VALUE									
Occupancy	00	NONE 100													PREVIOUS YEAR MKT VALUE 507,218									
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	375,559																				
FGR	504	55	277	50,647																				
FOP	156	30	47	8,593																				
FSP	168	40	67	12,250																				
STP	15	10	2	365																				
TOTALS		2,897	2,447	447,417																				
EXTRA FEATURES					1543 COASTAL OAKS DR, FERNANDINA BEACH																			
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	779.00	SF	10.00	10.00	100	2019	2019	3	99	7,712										
2	0855	CONC PAVER	0 100	0 0	62.00	SF	10.00	10.00	100	2019	2019	3	99	614										
3	0855	CONC PAVER	0 100	0 0	130.00	SF	10.00	10.00	100	2019	2019	3	99	1,287										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/18/2019 BY NW Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS																								