

LOT 24
IN OR 2226/966
COASTAL OAKS PBK 8/109

BOWMAN WALTER W
1553 COASTAL OAKS CIR N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0024-0000



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	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	1210.00
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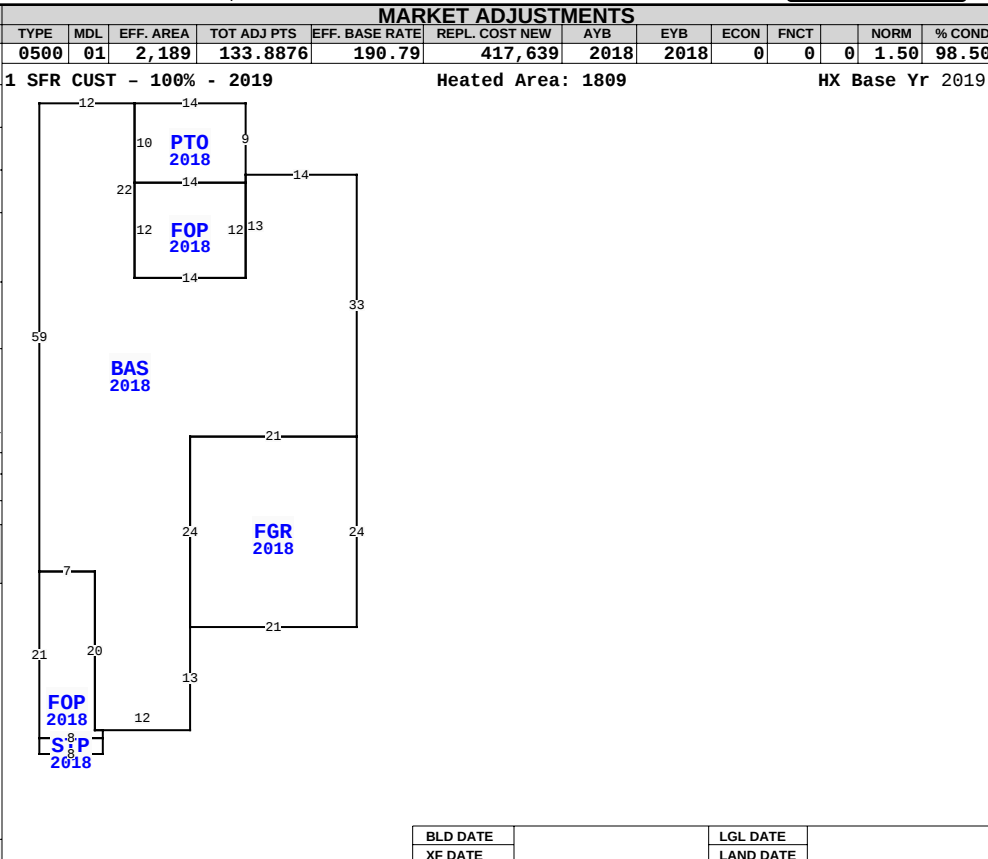
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	339,962
FGR	504	55	277	52,056
FOP	148	30	44	8,269
FOP	168	30	50	9,397
PTO	140	5	7	1,316
STP	16	10	2	376

TOTALS	2,785		2,189	411,374
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	840.00	SF	7.00	
2	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	
3	0810	CONCRETE A	0 100	3	5	15.00	SF	6.50	

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

REVIEW DATE	05/31/2018	BY	DJ
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REVIEW DATE	05/31/2018	BY	DJ
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Total Acres:	0.00
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Total Land Value:	185,000
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Market:	0
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Agricultural:	0
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Common:	185,000
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PRINTED	08/02/2023 BY SYS
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	411,374								
TOTAL MARKET OB/XF VALUE	6,249								
TOTAL LAND VALUE - MARKET	185,000								
TOTAL MARKET VALUE	602,623								
SOH/AGL Deduction	305,949								
ASSESSED VALUE	296,674								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	246,674								
TOTAL JUST VALUE	602,623								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	509,156								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172125	CO ISSUED	0	05/17/2018
20172125	NEW CONSTR	234,513	07/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2226/0966	9/24/2018	WD	Q	I	01	440,000
GRANTOR: WILLIAMS HUGH ERVIN &						
GRANTEE: BOWMAN WALTER W						
2198/1594	5/15/2018	WD	U	I	37	414,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WILLIAMS HUGH ERVIN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 PTO=[YR=2018] N9 W14 S10 FOP=[YR=2018] S12 E14 N12 W14\$ E14 N1\$ S13 W14 N22 W12 S59 FOP=[YR=2018] S21 STP=[YR=2018] S2 E8 N2 W8\$ E8 N1 W1 N20 W7\$ E7 S20 E12 N13 FGR=[YR=2018] E21 N24 W21 S24\$ N24 E21 N33\$.									

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