LOT 26
COASTAL OAKS PBK 8/109

WERLING PAUL J SR & KAREN S
1557 COASTAL OAKS CIR N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0026-0000

BUILDING CHARACTERISTICS

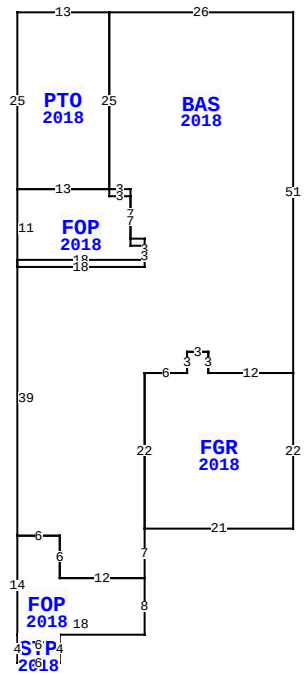
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,975	100	1,975	359,945
FGR	471	55	259	47,203
FOP	179	30	54	9,841
FOP	180	30	54	9,841
PTO	325	5	16	2,916
STP	24	10	2	365
TOTALS	3,154		2,360	430,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,360	130.5066	185.97	438,889	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 1975 HX Base Yr 2020



1557 N COASTAL OAKS CIR, 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		430,111
TOTAL MARKET OB/XF VALUE		53,605
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		668,716
SOH/AGL Deduction		274,018
ASSESSED VALUE		394,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,698
TOTAL JUST VALUE		668,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200214	SWIM POOL	55,000	04/29/2020
20161507	NEW CONSTR	252,878	05/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1654	9/20/2019	WD	Q	I	02	470,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: WERLING PAUL J SR &						
2032/1123	3/04/2016	WD	Q	V	05	525,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 PTO=[YR=2018] W13 S25 FOP=[YR=2018] S11 E18 N3 W2 N7 W3 N1 W13$ E13 N25$ S25 E3 S7 E2 S3 W18 S39 FOP=[YR=2018] S14 STP=[YR=2018] S4 E6 N4 W6$ E18 N8 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2018] E21 N22 W12 N3 W3 S3 W6 S22$ N22 E6 N3 E3 S3 E12 N51$.

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	1,024.00	SF	7.00	7.00	100	2018	2018	3	98	7,025	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	7.00	7.00	100	2018	2018	3	98	370	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2018	2018	3	95	4,013	
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2020	2020	3	95	29,070	
5	0855	CONC PAVER	0	100	0	0	1,326.00	SF	10.00	10.00	100	2020	2020	3	99	13,127	

LAND DESCRIPTION

TOTAL OB/XF 53,605

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 05/05/2021 BY RK Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS