

LOT 27
IN OR 2226/310
COASTAL OAKS PBK 8/109

YEAKEY GREGORY A & BARBARA R
1559 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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
NEIGHBORHOOD/LOC	1210.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,900	100
FGR	504	55
FOP	163	30
FOP	168	30
STP	12	10
TOTALS	2,747	2,277

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,277	134.0003	190.95	434,793	2018	2018	0	0	1.50	98.50
1 SFR CUST - 100% - 2019											
Heated Area: 1900											
HX Base Yr 2019											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						428,271
TOTAL MARKET OB/XF VALUE						9,776
TOTAL LAND VALUE - MARKET						185,000
TOTAL MARKET VALUE						623,047
SOH/AGL Deduction						215,088
ASSESSED VALUE						407,959
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						357,959
TOTAL JUST VALUE						623,047
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						508,980

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,365.00	SF	7.00	7.00	100	2018
2	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	100	2018

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

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	185,000.00	185,000.00	185,000								