LOT 39
COASTAL OAKS PBK 8/109

TROIANO LAURENCE & TRUDY
1511 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0039-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	14	CARPET 20
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

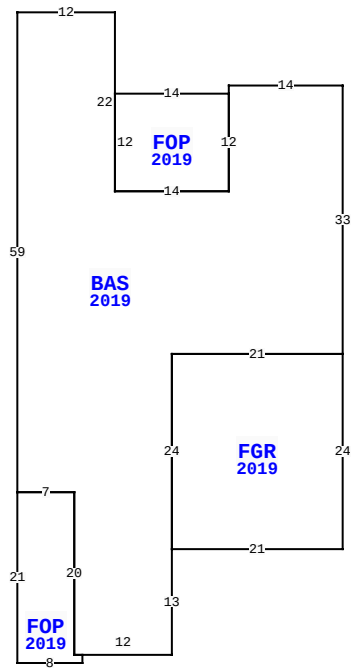
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	330,763
FGR	504	55	277	50,647
FOP	148	30	44	8,045
FOP	168	30	50	9,143
TOTALS	2,629		2,180	398,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,180	129.6050	184.69	402,624	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 1809 HX Base Yr 2023



1511 COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,598
TOTAL MARKET OB/XF VALUE		7,621
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		591,219
SOH/AGL Deduction		176,242
ASSESSED VALUE		414,977
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,977
TOTAL JUST VALUE		591,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182601	CO ISSUED	0	12/19/2019
20182601	NEW CONSTR	244,563	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0091	9/23/2022	WD	Q	I	01	775,000
GRANTOR: OSWALD CURTIS BRENT &						
GRANTEE: TROIANO LAURENCE &						
2397/1444	10/01/2020	WD	Q	I	01	510,900
GRANTOR: BLACKWATER HOMES LLC						
GRANTEE: OSWALD CURTIS BRENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 S1 FOP=[YR=2019] W14 S12 E14 N12$ S12 W14 N22 W12 S59 FOP=[YR=2019] S21 E8 N1 W1 N20 W7$ E7 S20 E12 N13 FGR=[YR=2019] E21 N24 W21 S24$ N24 E21 N33$.

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	702.00	SF	10.00	10.00	100	2019	2019	3	99	6,950	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2019	2019	3	99	594	
3	0810	CONCRETE A	0	100	0	0	12.00	SF	6.50	6.50	100	2019	2019	3	99	77	

LAND DESCRIPTION

TOTAL OB/XF 7,621

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 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