LOT 41
IN OR 2123/1018
COASTAL OAKS PBK 8/109

TARINELLI DOMINIC & RITA
1523 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0041-0000

BUILDING CHARACTERISTICS

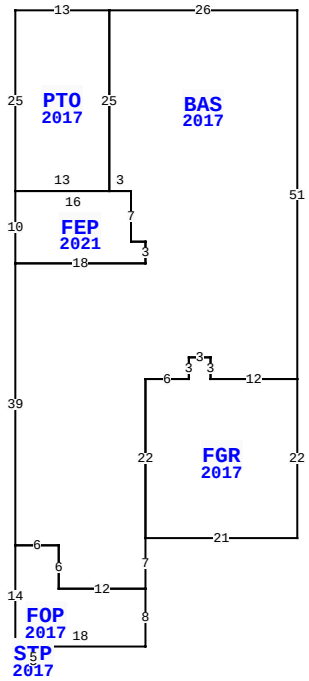
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	360,285
FEP	166	80	133	24,262
FGR	471	55	259	47,248
FOP	180	30	54	9,850
PTO	325	5	16	2,919
STP	10	10	1	182
TOTALS	3,127		2,438	444,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,438	131.2955	187.10	456,150	2017	2017	0	0	0	2.50	97.50

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



1523 E 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		444,746
TOTAL MARKET OB/XF VALUE		5,921
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		635,667
SOH/AGL Deduction		200,497
ASSESSED VALUE		435,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		385,170
TOTAL JUST VALUE		635,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211365	REMODEL	0	06/09/2021
20162593	NEW CONSTR	252,878	09/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2123/1018	5/26/2017	WD	Q	I	01	446,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: TARINELLI DOMINIC &						
2069/1532	8/30/2016	SW	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOMES BUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W26 PTO=[YR=2017] W13 S25 FEP=[YR=2021] S10 E18 N3 W2 N7 W16$ E13 N25$ S25 E3 S7 E2 S3 W18 S39 FOP=[YR=2017] S14 STP=[YR=2017] S2 E5 N2 W5$ E18 N8 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2017] 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	803.00	SF	7.00	7.00	100	2017	2017	3	97	5,452	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2017	2017	3	97	469	

LAND DESCRIPTION

TOTAL OB/XF 5,921

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 11/17/2021 BY RK Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS