

LOT 43  
IN OR 2168/62  
COASTAL OAKS PBK 8/109

HOFFMANN BETH A &/KOTHER MARK A  
1533 COASTAL OAKS CIR N  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0043-0000



| 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            | 12 | HARDWOOD 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        | 345,023              |
| FGR       | 471              | 55          | 259          | 45,246               |
| FOP       | 179              | 30          | 54           | 9,433                |
| FOP       | 180              | 30          | 54           | 9,433                |
| PTO       | 195              | 5           | 10           | 1,747                |
| STP       | 24               | 10          | 2            | 350                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,024 |  | 2,354 | 411,232 |
|--------|-------|--|-------|---------|

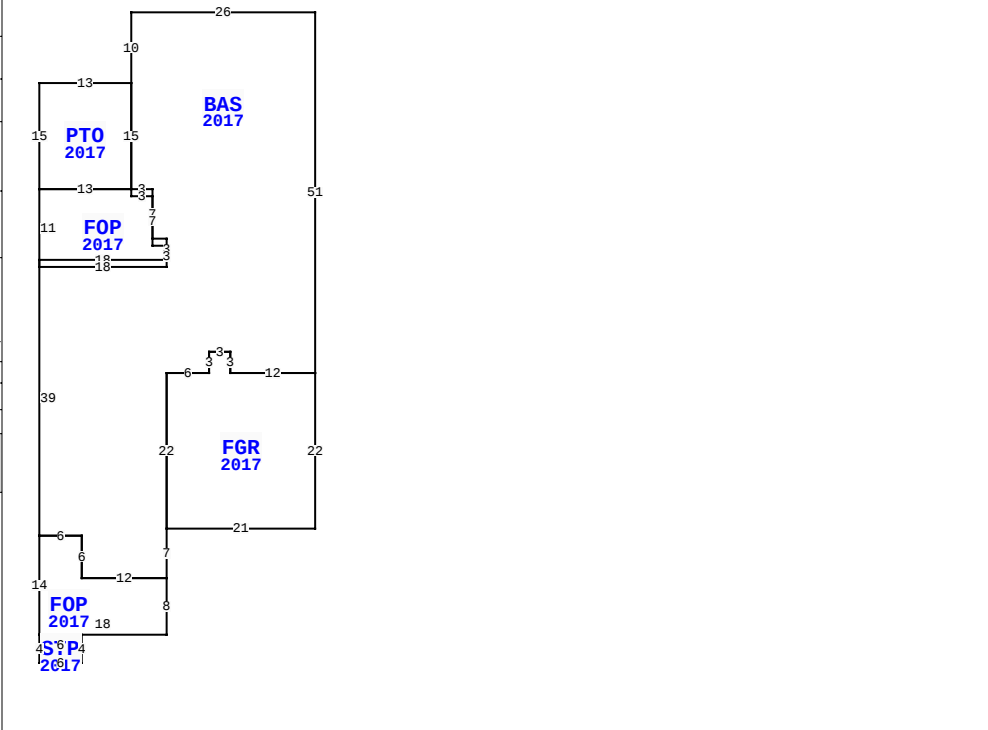
| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| L N | 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  | 629.00 | SF | 7.00  | 7.00           | 100       | 2017    | 2017        | 3 | 97     | 4,271           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 0 | 0  | 54.00  | SF | 7.00  | 7.00           | 100       | 2017    | 2017        | 3 | 97     | 367             |       |
| 3   | 0855       | CONC PAVER  | 0 100   | 3 | 36 | 108.00 | SF | 7.00  | 7.00           | 100       | 2017    | 2017        | 3 | 97     | 733             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 5,371    |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 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     |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 09/20/2017 | BY | DJ |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS       |     |           |             |                   |                |      |      |                 |      |      |        |
|--------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |
| 0500                     | 01  | 2,354     | 125.0970    | 178.26            | 419,624        | 2017 | 2017 | 0               | 0    | 2.00 | 98.00  |
| 1 SFR CUST - 100% - 2020 |     |           |             | Heated Area: 1975 |                |      |      | HX Base Yr 2020 |      |      |        |



|                                           |          |           |
|-------------------------------------------|----------|-----------|
| 1533 N COASTAL OAKS CIR, FERNANDINA BEACH | BLD DATE | LGL DATE  |
|                                           | XF DATE  | LAND DATE |
|                                           | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 2 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 2              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 411,232   |               |
| TOTAL MARKET OB/XF VALUE  |  | 5,371     |               |
| TOTAL LAND VALUE - MARKET |  | 185,000   |               |
| TOTAL MARKET VALUE        |  | 601,603   |               |
| SOH/AGL Deduction         |  | 198,251   |               |
| ASSESSED VALUE            |  | 403,352   |               |
| TOTAL EXEMPTION VALUE     |  | 50,000    |               |
| BASE TAXABLE VALUE        |  | 353,352   |               |
| TOTAL JUST VALUE          |  | 601,603   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 479,308   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20163371   | NEW CONSTR  | 252,878 | 12/08/2016 |

| SALES DATA                     |            |           |     |     |            |
|--------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 2168/0062                      | 12/29/2017 | WD        | Q   | I   | 01         |
| GRANTOR: ADVANTAGE HOME BUILDE |            |           |     |     | SALE PRICE |
| GRANTEE: HOFFMANN BETH A & M   |            |           |     |     | 435,000    |
| 2074/1541                      | 9/28/2016  | SW        | Q   | V   | 01         |
| GRANTOR: COASTAL OAKS AMELIA I |            |           |     |     | 110,000    |
| GRANTEE: ADVANTAGE HOME BUIL   |            |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W26 S10 PTO=[YR=2017] W13 S15 FOP=[YR=2017] S11 E18 N3 W2 N7 W3 N1 W13\$ E13 N15\$ S15 E3 S7 E2 S3 W18 S39 FOP=[YR=2017] S14 STP=[YR=2017] S4 E6 N4 W6\$ 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\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |