

LOT 44
IN OR 2222/1471
COASTAL OAKS PBK 8/109

KIRTS JOHN C & KATHIE R
1535 COASTAL OAKS CIRCLE N
FERNANDINA BEACH, FL 32034

2023

00-00-31-1611-0044-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,179	143.1290	203.96	444,429	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 1802									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floop	11	CLAY TILE 100																							
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	1,802	100	1,802	360,185																					
FGR	504	55	277	55,367																					
FOP	147	30	44	8,795																					
FOP	168	30	50	9,994																					
STP	24	10	2	400																					
STP	42	10	4	800																					
TOTALS			2,687	2,179	435,540																				
EXTRA FEATURES			1535 N COASTAL OAKS CIR, FERNANDINA BEACH																						
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960										
2	0855	CONC PAVER	0 100	0	0	672.00	SF	7.00	7.00	100	2017	2017	3	97	4,563										
3	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	7.00	100	2017	2017	3	97	387										
4	0855	CONC PAVER	0 100	13	14	182.00	SF	7.00	7.00	100	2017	2017	3	97	1,236										
5	0855	CONC PAVER	0 100	3	4	12.00	SF	7.00	7.00	100	2017	2017	3	97	81										
TOTAL OB/XF																	8,227								
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	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 04/20/2017 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS																									