



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	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100	0500	01	2,759	132.2592	188.47	519,989	2019	2019	0	0	0	1.00	99.00	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2023										Heated Area: 2354					HX Base Yr 2023					Tax Group: 2					Tax Dist:				
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					514,789														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					5,516														
Interior Floor	11	CLAY TILE 60											TOTAL LAND VALUE - MARKET					185,000														
Interior Floor	14	CARPET 40											TOTAL MARKET VALUE					705,305														
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					705,305														
Bedrooms		4 100											TOTAL EXEMPTION VALUE					50,000														
Bathrooms		3 100											BASE TAXABLE VALUE					655,305														
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					705,305														
Stories	2.	2. 100											NCON VALUE					0														
Units	0	0 100											INCOME VALUE																			
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					552,559														
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	1,620	100	1,620	302,268																												
FGR	506	55	278	51,871																												
FOP	161	30	48	8,957																												
FOP	226	30	68	12,688																												
FUS	734	100	734	136,954																												
STP	15	10	2	373																												
STP	15	10	2	373																												
STR	66	10	7	1,306																												
TOTALS		3,343		2,759	514,789																											
EXTRA FEATURES										1558 W 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	0855	CONC PAVER	0	100	0	709.00	SF	7.00	7.00	100	2019	2019	3	99	4,913																	
2	0855	CONC PAVER	0	100	0	87.00	SF	7.00	7.00	100	2019	2019	3	99	603																	