

LOT 6
IN OR 2536/1775
COASTAL COTTAGES PBK 8/161

MILLER DEBORAH
1415 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1612-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 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		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Quality		06	Quality Level 06	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	01
NEIGHBORHOOD/LOC		1211.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	189,342
FGR	529	55	291	44,363
FOP	77	30	23	3,506
FOP	110	30	33	5,030
FUS	594	100	594	90,555
STR	36	10	4	610
TOTALS	2,588		2,187	333,406

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,187	163.7433	155.56	340,210	2017	2017	0	0	0	2.00
1 TOWNHOUSE - 100% - 2023											
Heated Area: 1836											
HX Base Yr 2023											
The floor plan diagram illustrates the layout of a townhouse with four distinct areas labeled in blue: FGR 2017, FUS 2017, FOP 2017, and BAS 2017. The areas are defined by black lines representing walls and dimensions. FGR 2017 is a rectangular area at the top left with dimensions 23 by 23. FUS 2017 is a rectangular area at the top right with dimensions 14 by 30. FOP 2017 is a small rectangular area at the bottom left with dimensions 11 by 7. BAS 2017 is a large rectangular area at the bottom right with dimensions 35 by 60. The overall dimensions of the townhouse are 11 by 23.											
1415 COASTAL OAKS DR, FERNANDINA BEACH											