LOT C1
IN OR 2210/1943
COASTAL COTTAGES PBK 8/161

HOLMQUIST PAGE L & FREDERICK J
1552 COASTAL COTTAGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1612-00C1-0000

BUILDING CHARACTERISTICS

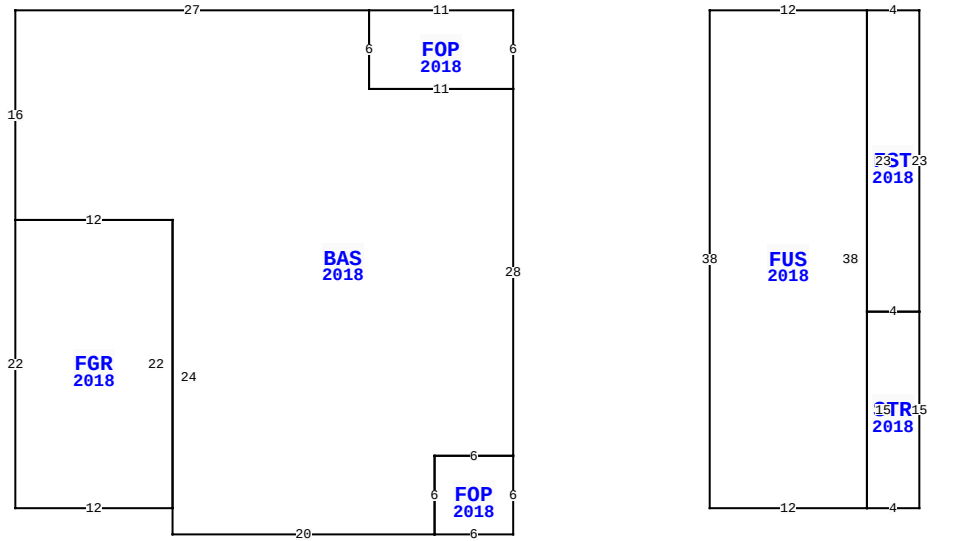
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,130	100	1,130	180,102
FGR	264	55	145	23,110
FOP	36	30	11	1,753
FOP	66	30	20	3,187
FST	92	55	51	8,128
FUS	456	100	456	72,678
STR	60	10	6	956
TOTALS	2,104		1,819	289,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,819	170.3280	161.81	294,332	2018	2018	0	0	0	1.50	98.50

1 TOWNHOUSE - 100% - 2019 Heated Area: 1586 HX Base Yr 2019



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

1552 COASTAL COTTAGE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		289,917
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		404,917
SOH/AGL Deduction		127,712
ASSESSED VALUE		277,205
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,205
TOTAL JUST VALUE		404,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171584	NEW CONSTR	198,019	05/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1943	7/17/2018	WD	Q	I	02	322,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: HOLMQUIST PAGE L &						
2125/0771	6/07/2017	WD	U	V	37	50,000
GRANTOR: COTTAGES AT COASTAL O						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W11 BAS=[YR=2018] W27 S16 FGR=[YR=2018] S22 E12 N22 W12$ E12 S24 E20 FOP=[YR=2018] E6 N6 W6 S6$ N6 E6 N28 W11 N6$ S6 E11 N6$ PTR=E15 FUS=[YR=2018] E12 FST=[YR=2018] E4 S23 STR=[YR=2018] S15 W4 N15 E4$ W4 N23$ S38 W12 N38$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 08/16/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS