LOT 1
COASTAL OAKS PBK 8/109

HACKNEY RICHARD & CHRISTINE B L/E/
1508 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0001-0000

BUILDING CHARACTERISTICS

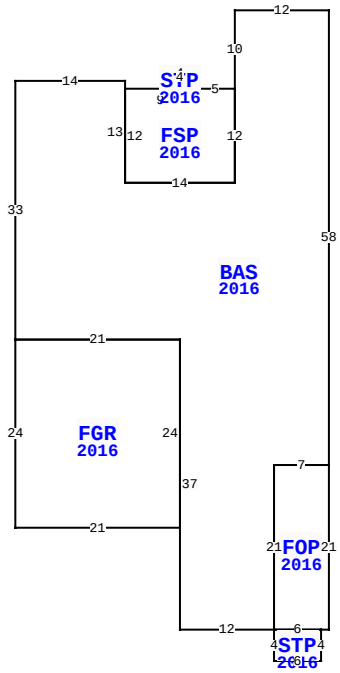
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	338,331
FGR	504	55	277	52,008
FOP	147	30	44	8,261
FSP	168	40	67	12,580
STP	8	10	1	188
STP	24	10	2	375
TOTALS	2,653		2,193	411,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,193	129.0415	193.56	424,477	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 1802 HX Base Yr 2018



1508 COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		411,743
TOTAL MARKET OB/XF VALUE		49,670
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		661,413
SOH/AGL Deduction		264,139
ASSESSED VALUE		397,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,274
TOTAL JUST VALUE		661,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173059	SWIM POOL	20,000	10/05/2017
20152051	CO ISSUED	0	04/13/2016
20152051	NEW CONSTR	231,209	08/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1776	3/26/2024	LE	U	I	11	100
GRANTOR: HACKNEY RICHARD & CHR						
GRANTEE: HACKNEY SAMUEL CLAY						
2701/1773	3/26/2024	LE	U	I	11	100
GRANTOR: HACKNEY RICHARD & CHR						
GRANTEE: HACKNEY SAMUEL CLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 S10 FSP=[YR=2016] W5 STP=[YR=2016] N2 W4 S2 E4$ W9 S12 E14 N12$ S12 W14 N13 W14 S33 FGR=[YR=2016] S24 E21 N24 W21$ E21 S37 E12 STP=[YR=2016] S4 E6 N4 FOP=[YR=2016] E1 N21 W7 S21 E6$ W6$ N21 E7 N58$.

EXTRA FEATURES

LN	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	766.00	SF	10.00	10.00	100	2016	2016	3	96	7,354	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	10.00	10.00	100	2016	2016	3	96	547	
3	0855	CONC PAVER	0	100	0	0	215.00	SF	10.00	10.00	100	2016	2016	3	96	2,064	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2016	2016	3	97	11,640	
5	0861	POOL GUNIT	0	100	0	0	198.00	SF	85.00	85.00	100	2018	2018	3	87	14,642	
6	0911	SCRN RM A	0	100	0	0	638.00	SF	17.50	17.50	100	2018	2018	3	82	9,155	
7	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2018	2018	3	97	4,268	

LAND DESCRIPTION

TOTAL OB/XF 49,670

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS