



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	1,900	100	1,900	363,590
FGR	504	55	277	53,008
FOP	163	30	49	9,377
FOP	168	30	50	9,569
PTO	210	5	10	1,914
STP	14	10	1	191
USP	224	30	67	12,821
TOTALS	3,183		2,354	450,470

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	707.00	SF	7.00	7.00	100	2017
2	0855	CONC PAVER	0 100	0	0	60.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	3	5	15.00	SF	7.00	7.00	100	2017
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
5	0911	SCRN RM A	0 100	15	14	210.00	SF	17.50	17.50	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,354	130.8447	196.27	462,020	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018											
Heated Area: 1900											
HX Base Yr 2018											

1510 COASTAL OAKS CIR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/20/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		450,470	
TOTAL MARKET OB/XF VALUE		10,945	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		661,415	
SOH/AGL Deduction		268,008	
ASSESSED VALUE		393,407	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		343,407	
TOTAL JUST VALUE		661,415	
NCON VALUE		13,051	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222162	ADDITION	0	05/05/2022
20170151	NEW CONSTR	242,885	01/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2507/0261	10/21/2021	WD U	I	I	11
GRANTOR: BAKER JAMES C & LISA					
GRANTEE: BAKER FAMILY TRUST					
2136/0964	7/24/2017	WD Q	I	I	02
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: BAKER JAMES C & LIS					

BUILDING NOTES											
BAS=[YR=2017;ORIG=0,0] W14 S1 S12 W14 N12 N10 W12 S72 E7 S7											
E12 N13 N24 E21 N33 \$											
FGR=[YR=2017;ORIG=-21,57] E21 N24 W21 S24 \$											
USP=[YR=2017;ORIG=-14,0] N15 W14 S6 S10 E14 N1 \$											
FOP=[YR=2017;ORIG=-28,1] S12 E14 N12 W14 \$											
FOP=[YR=2017;ORIG=-40,63] S13 E1 E18 N6 W12 N7 W7 \$											
STP=[YR=2017;ORIG=-39,76] S2 E7 N2 W7 \$											
PTO=[YR=2024;ORIG=-14,-15] E14 S15 W14 N15 \$											