LOT 3
COASTAL OAKS PBK 8/109

**SHEFFER MICHAEL R & PATRICIA M**
1512 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1611-0003-0000**

## BUILDING CHARACTERISTICS

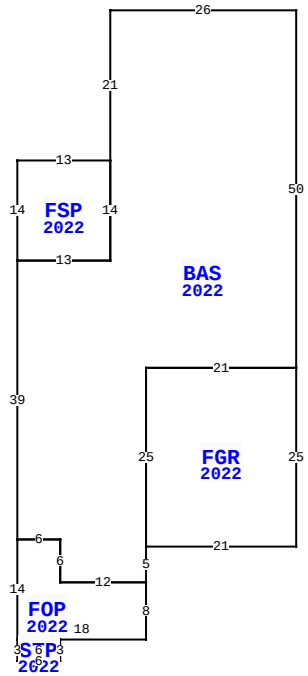
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 1,999 | 100 | 1,999 | 377,811 |
| FGR | 525 | 55 | 289 | 54,621 |
| FOP | 180 | 30 | 54 | 10,206 |
| FSP | 182 | 40 | 73 | 13,797 |
| STP | 18 | 10 | 2 | 378 |
| TOTALS | 2,904 | | 2,417 | 456,813 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,417 | 125.9986 | 189.00 | 456,813 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2023 Heated Area: 1999 HX Base Yr 2023




1512 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 | | 456,813 |
| TOTAL MARKET OB/XF VALUE | | 8,370 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 665,183 |
| SOH/AGL Deduction | | 18,948 |
| ASSESSED VALUE | | 646,235 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 596,235 |
| TOTAL JUST VALUE | | 665,183 |
| NCON VALUE | | 3,402 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 624,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2022-2613 | SCREEN IN FOP | | 11/30/2022 |
| 20210989 | CO ISSUED | 0 | 02/01/2022 |
| 20210989 | NEW CONSTR | 0 | 01/21/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2412/1910 | 12/01/2020 | WD | Q | V | 01 | 158,000 |
| GRANTOR: ESB INVESTMENTS LLC | | | | | | |
| GRANTEE: SHEFFER MICHAEL R & | | | | | | |
| 2032/1123 | 3/04/2016 | WD | Q | V | 05 | 525,000 |
| GRANTOR: COASTAL OAKS AMELIA I | | | | | | |
| GRANTEE: ESB INVESTMENTS LLC | | | | | | |

## BUILDING NOTES

## 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 | 63.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 630 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 756.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 7,560 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 18.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 180 | |

## BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W26 S21 S14 W13 S39 E6 S6 E12 N5 N25 E21 N50 $
FGR=[YR=2022;ORIG=-21,75] E21 N25 W21 S25 $
FSP=[YR=2022;ORIG=-26,21] W13 S14 E13 N14 $
FOP=[YR=2022;ORIG=-39,74] S14 E18 N8 W12 N6 W6 $
STP=[YR=2022;ORIG=-39,88] S3 E6 N3 W6 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,370

| 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 08/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS