



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
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	2,003	100	2,003	394,843
FGR	567	55	312	61,503
FOP	48	30	14	2,760
FOP	148	30	44	8,674
STP	16	10	2	394
STP	38	10	4	789
TOTALS	2,820		2,379	468,961

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	724.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	336.00	SF	7.00	7.00	100	2017
4	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00	100	2017

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	2,379	134.7892	202.18	480,986	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2024											
Heated Area: 2003											
HX Base Yr 2024											
1522 E COASTAL OAKS CIR, FERNANDINA BEACH, FL 32034											
BLD DATE: 03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 468,961											
TOTAL MARKET OB/XF VALUE 9,646											
TOTAL LAND VALUE - MARKET 200,000											
TOTAL MARKET VALUE 678,607											
SOH/AGL Deduction 0											
ASSESSED VALUE 678,607											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 628,607											
TOTAL JUST VALUE 678,607											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 642,442											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0004	FSP FRNT	3,136	01/16/2024
20163135	NEW CONSTR	253,678	11/15/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2670/1960	9/27/2023	WD	U	I	11	100	
GRANTOR: DRUMMEY PAUL & CHERYL							
GRANTEE: DRUMMEY FAMILY REVO							
2642/1569	5/24/2023	WD	Q	I	01	870,000	
GRANTOR: LOVEJOY STEVEN A & CA							
GRANTEE: DRUMMEY PAUL & CHER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W12 S2 STP=[YR=2017] W14 S7 E2 N1 FOP=[YR=2017] E12 N4 W12 S4\$ N4 E12 N2\$ S6 W12 S1 W16 S33 FGR=[YR=2017] S27 E21 N27 W21\$ E21 S37 E11 FOP=[YR=2017] S1 STP=[YR=2017] S2 E8 N2 W8\$ E8 N21 W7 S20 W1\$ E1 N20 E7 N59\$.											