LOT 9
COASTAL OAKS PBK 8/109

ESSARY TANYA E
1524 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

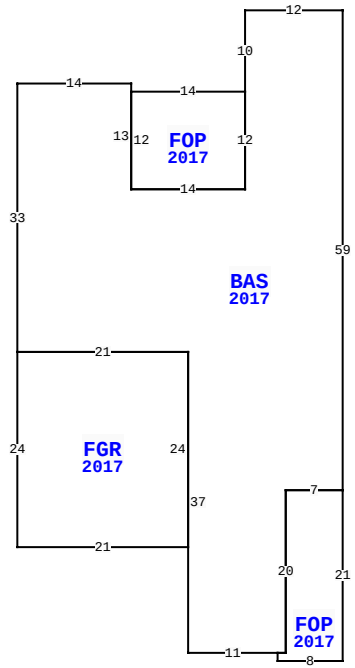
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,809	100	1,809	360,181
FGR	504	55	277	55,152
FOP	148	30	44	8,760
FOP	168	30	50	9,956
TOTALS	2,629		2,180	434,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,180	136.1416	204.21	445,178	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2020 Heated Area: 1809 HX Base Yr 2020



1524 E COASTAL OAKS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		434,049
TOTAL MARKET OB/XF VALUE		13,498
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		647,547
SOH/AGL Deduction		226,010
ASSESSED VALUE		421,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		371,537
TOTAL JUST VALUE		647,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		613,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161803	CO ISSUED	0	02/24/2017
20161803	NEW CONSTR	232,052	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0052	8/22/2019	WD	Q	I	02	485,000
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: ESSARY TANYA E						
2105/0978	3/03/2017	WD	Q	I	01	425,300
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: HUBEL EDWARD T & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 S10 FOP=[YR=2017] W14 S12 E14 N12$ S12 W14 N13 W14 S33 FGR=[YR=2017] S24 E21 N24 W21$ E21 S37 E11 FOP=[YR=2017] S1 E8 N21 W7 S20 W1$ E1 N20 E7 N59$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	824.00	SF	7.00	7.00	100	2014	2014	3	95	5,480	
3	0855	CONC PAVER	0	100	0	0	58.00	SF	7.00	7.00	100	2017	2017	3	97	394	
4	0855	CONC PAVER	0	100	18	14	252.00	SF	7.00	7.00	100	2017	2017	3	97	1,711	
5	0810	CONCRETE A	0	100	3	4	12.00	SF	4.55	4.55	100	2017	2017	3	97	53	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 13,498

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS