

LOT 11
IN OR 2107/978
COASTAL OAKS PBK 8/109

MROZ ROBERT J & BARBARA J
1528 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0011-0000



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	12	HARDWOOD 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
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	1,996	100	1,996	370,109
FGR	474	55	261	48,396
FOP	179	30	54	10,013
FOP	192	30	58	10,754
STP	18	10	2	371
TOTALS	2,859		2,371	439,644

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,371	126.7875	190.18	450,917	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018 Heated Area: 1996 HX Base Yr 2018											
1528 E COASTAL OAKS CIR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
X DATE						LAND DATE					
INC DATE						AG DATE					
03/20/2024						MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		439,644	
TOTAL MARKET OB/XF VALUE		63,616	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		703,260	
SOH/AGL Deduction		271,806	
ASSESSED VALUE		431,454	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		381,454	
TOTAL JUST VALUE		703,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		670,518	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161490	CO ISSUED	0	01/18/2017
20163190	SWIM POOL	30,000	11/17/2016
20161490	NEW CONSTR	256,616	05/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/0978	1/24/2017	WD	Q	I	01	451,900
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MROZ ROBERT J & BAR						
2030/1334	2/25/2016	SW	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	7.00	100	2017	2017	3	97
2	0855	CONC PAVER	0 100	0	0	36.00	SF	7.00	7.00	100	2017	2017	3	97
3	0855	CONC PAVER	0 100	0	0	790.00	SF	7.00	7.00	100	2017	2017	3	97
4	0810	CONCRETE A	0 100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	97
5	0861	POOL GUNIT	0 100	0	0	452.00	SF	85.00	85.00	100	2017	2017	3	84
6	0911	SCRN RM A	0 100	0	0	1,240.00	SF	17.50	17.50	100	2017	2017	3	78
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78
8	0855	CONC PAVER	0 100	0	0	684.00	SF	10.00	10.00	100	2017	2017	3	97

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 63,616														
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UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
200,000.00	200,000.00	200,000												