LOT 12
IN OR 2136/942
COASTAL OAKS PBK 8/109

GUENTHER WILLIAM G & LUCY GAIL
1530 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0012-0000

BUILDING CHARACTERISTICS

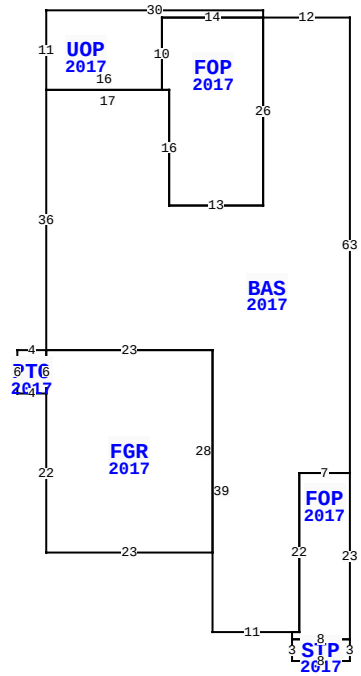
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,011	100	2,011	390,929
FGR	644	55	354	68,816
FOP	162	30	49	9,526
FOP	348	30	104	20,218
PTO	24	5	1	194
STP	24	10	2	389
UOP	190	20	38	7,387
TOTALS	3,403		2,559	497,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,559	132.9216	199.38	510,213	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2018 Heated Area: 2011 HX Base Yr 2018



1530 E 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		497,458
TOTAL MARKET OB/XF VALUE		45,310
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		742,768
SOH/AGL Deduction		293,611
ASSESSED VALUE		449,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		399,157
TOTAL JUST VALUE		742,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171884	SCRNENCL	7,500	06/20/2017
20171475	SWIM POOL	30,000	05/15/2017
20163261	NEW CONSTR	263,941	11/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0942	7/21/2017	WD	Q	I	01	504,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GUENTHER WILLIAM G						
2058/1959	5/25/2016	SW	Q	V	01	100,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 UOP=[YR=2017] N1 W30 S11 E16 FOP=[YR=2017] E1 S16 E13 N26 W14 S10$ N10 E14$ S26 W13 N16 W17 S36 PTO=[YR=2017] W4 S6 E4 FGR=[YR=2017] S22 E23 N28 W23 S6$ N6$ E23 S39 E11 FOP=[YR=2017] S1 STP=[YR=2017] S3 E8 N3 W8$ E8 N23 W7 S22 W1$ E1 N22 E7 N63$.

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	1,251.00	SF	7.00	7.00	100	2017	2017	3	97	8,494	
2	0855	CONC PAVER	0	100	0	0	76.00	SF	7.00	7.00	100	2017	2017	3	97	516	
3	0855	CONC PAVER	0	100	0	0	354.00	SF	7.00	7.00	100	2017	2017	3	97	2,404	
4	0861	POOL GUNIT	0	100	0	0	290.00	SF	85.00	85.00	100	2017	2017	3	84	20,706	
5	0911	SCRN RM A	0	100	0	0	685.00	SF	17.50	17.50	100	2017	2017	3	78	9,350	
6	0855	CONC PAVER	0	100	0	0	235.00	SF	10.00	10.00	100	2017	2017	3	97	2,280	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	

LAND DESCRIPTION

TOTAL OB/XF 45,310

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