

LOT 14
IN OR 2206/722
COASTAL OAKS PBK 8/109

FICKLING CAROL J
1534 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0014-0000



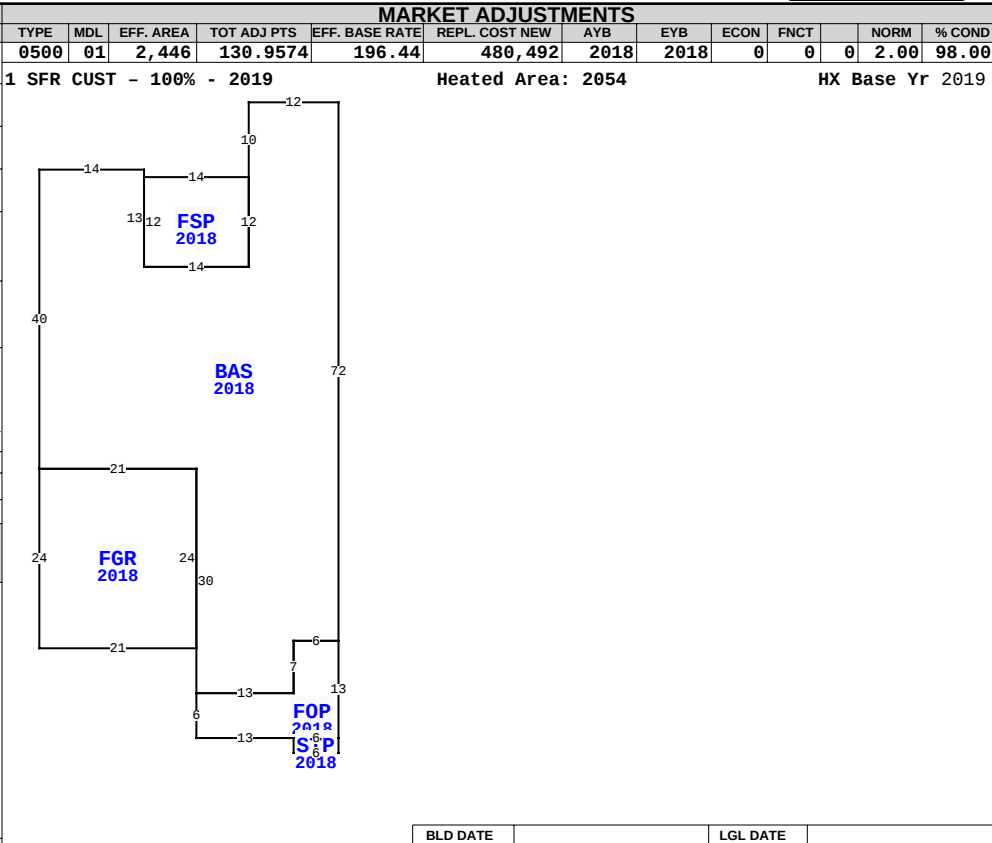
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,054	100	2,054	395,418
FGR	504	55	277	53,326
FOP	156	30	47	9,048
FSP	168	40	67	12,898
STP	12	10	1	192
TOTALS	2,894		2,446	470,882

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	698.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	7.00
3	0476	VF 6 SBPL	0 100	0	0	96.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	1.00



1534 COASTAL OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/20/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
8,296									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		470,882	
TOTAL MARKET OB/XF VALUE		8,296	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		679,178	
SOH/AGL Deduction		306,018	
ASSESSED VALUE		373,160	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		323,160	
TOTAL JUST VALUE		679,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		642,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172244	CO ISSUED	0	06/07/2018
20172244	NEW CONSTR	262,834	07/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2206/0722	6/25/2018	WD	Q	I	01
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: FICKLING CAROL J					
2115/0384	4/14/2017	SW	Q	V	01
GRANTOR: COASTAL OAKS AMELIA I					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W12 S10 FSP=[YR=2018] W14 S12 E14 N12\$ S12 W14 N13 W14 S40 FGR=[YR=2018] S24 E21 N24 W21\$ E21 S30 FOP=[YR=2018] S6 E13 STP=[YR=2018] S2 E6 N2 W6\$ E6 N13 W6 S7 W13\$ E13 N7 E6 N72\$.									