

**YEAKEY GREGORY A & BARBARA R**  
1559 COASTAL OAKS CIR W  
FERNANDINA BEACH, FL 32034

**00-00-31-1611-0027-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100  
Roof Structur03GABLE/HIP 100  
Roof Cover03COMP SHNGL 90  
Roof Cover12MODULAR MT 10  
Interior Wall05DRYWALL 100  
Interior Floo11CLAY TILE 60  
Interior Floo14CARPET 40  
Air Condition03CENTRAL 100  
Heating Type04AIR DUCTED 100  
Bedrooms3 100  
Bathrooms3 100  
  
Frame Stories1.1. 100  
Units0 100  
Occupancy00NONE 100  
  
Quality06Quality Level 06  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA01  
NEIGHBORHOOD/LOC1210.00  

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,900            | 100         | 1,900        | 374,262              |
| FGR       | 504              | 55          | 277          | 54,563               |
| FOP       | 163              | 30          | 49           | 9,652                |
| FOP       | 168              | 30          | 50           | 9,849                |
| STP       | 12               | 10          | 1            | 197                  |

  
TOTALS2,7472,277448,523

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% CONDDOR

0500012,277134.0003201.00457,67720182018002.0098.00

1 SFR CUST - 100% - 2019Heated Area: 1900HX Base Yr 2019

The floor plan shows a main rectangular area labeled "BAS 2018" with overall dimensions of 72' by 33'. Attached to the left side is a smaller section labeled "FOP 2018" measuring 7' by 7'. To the right of the main area is another section labeled "FGR 2018" measuring 24' by 24'. Various other dimensions are noted around the perimeter and internal divisions.

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE448,523

TOTAL MARKET OB/XF VALUE15,675

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE664,198

SOH/AGL Deduction238,000

ASSESSED VALUE426,198

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE376,198

TOTAL JUST VALUE664,198

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE623,047

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CDPRICE

2226/03109/21/2018WDQVI02456,000

GRANTOR: ADVANTAGE HOME BUILDE

GRANTEE: YEKEY GREGORY A &

2102/13922/06/2017SWQV01110,000

GRANTOR: COASTAL OAKS AMELIA I

GRANTEE: ADVANTAGE HOME BUIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S1 FOP=[YR=2018] W14 S12 E14 N12\$ S12 W14 N22 W12 S72 FOP=[YR=2018] S13 E1 STP=[YR=2018] S2 E6 N2 W6\$ E18 N6 W12 N7 W7\$ E7 S7 E12 N13 FGR=[YR=2018] E21 N24 W21 S24\$ N24 E21 N33\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLAND UNIT TYPEDPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100MU-10.000.001.00LT1.001.001.00200,000.00200,000.00200,000OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE04/03/2024BYKBA

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