LOT 29
COASTAL OAKS PBK 8/109

TODD CRAIG L & AMY A
1563 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

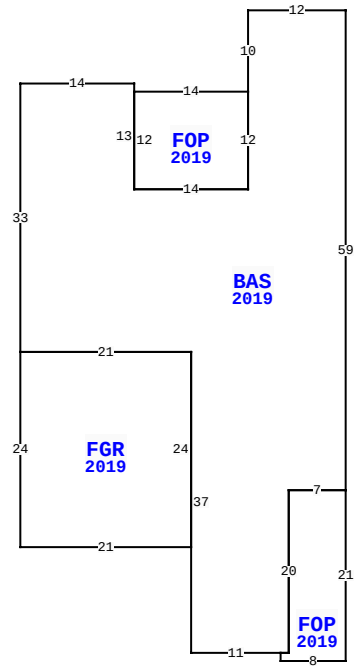
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,809	100	1,809	361,772
FGR	504	55	277	55,395
FOP	148	30	44	8,799
FOP	168	30	50	10,000
TOTALS	2,629		2,180	435,966

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	135.3527	203.03	442,605	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2023 Heated Area: 1809 HX Base Yr 2023



1563 W 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		435,966
TOTAL MARKET OB/XF VALUE		7,154
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		643,120
SOH/AGL Deduction		16,364
ASSESSED VALUE		626,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		576,756
TOTAL JUST VALUE		643,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180548	NEW CONSTR	239,197	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1214	3/28/2022	WD	Q	I	02	699,000
GRANTOR: LESNIAK EARL K II & M						
GRANTEE: TODD CRAIG L & AMY						
2288/0142	7/03/2019	WD	Q	I	01	457,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LESNIAK EARL K II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 S10 FOP=[YR=2019] W14 S12 E14 N12$ S12 W14 N13 W14 S33 FGR=[YR=2019] S24 E21 N24 W21$ E21 S37 E11 FOP=[YR=2019] 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	0855	CONC PAVER	0	100	0	0	642.00	SF	10.00	10.00	100	2019	2019	3	98	6,292	
2	0855	CONC PAVER	0	100	0	0	73.00	SF	10.00	10.00	100	2019	2019	3	98	715	
3	0855	CONC PAVER	0	100	0	0	15.00	SF	10.00	10.00	100	2019	2019	3	98	147	

LAND DESCRIPTION

TOTAL OB/XF 7,154

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 06/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS