

**AVERA BRUCE D & DANIELA L/E/
1567 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034**

00-00-31-1611-0031-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1											
Exterior Wall		10	ABOVE AVG 100		0500	01	2,201	135.6908	203.54	447,992	2017	2017	0	0	0	2.50	97.50	2											
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2018														Heated Area: 1809										
Roof Cover		03	COMP SHNGL 100																HX Base Yr 2018										
Interior Wall		05	DRYWALL 100																										
Interior Floor		12	HARDWOOD 70																										
Interior Floor		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	1,809	100	1,809	358,999																									
FGR	504	55	277	54,971																									
FOP	148	30	44	8,732																									
FSP	168	40	67	13,296																									
STP	40	10	4	794																									
TOTALS					2,669		2,201	436,792																					
EXTRA FEATURES					1567 W COASTAL OAKS CIR, FERNANDINA																								
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	OB/XF MKT VALUE	NOTES													
1	0855	CONC PAVER	0 100	0	0	714.00	SF	7.00	7.00	100	2017	2017	3	97	4,848														
2	0855	CONC PAVER	0 100	0	0	442.00	SF	7.00	7.00	100	2017	2017	3	97	3,001														
3	0855	CONC PAVER	0 100	0	0	198.00	SF	7.00	7.00	100	2017	2017	3	97	1,344														
4	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	10.00	100	2017	2017	3	97	320														
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960														
6	0477	VF 4 SLAT	0 100	0	0	144.00	LF	14.00	14.00	100	2017	2017	3	92	1,855														