LOT 32
COASTAL OAKS PBK 8/109

ROSS JENNIFER C LIVING TRUST
1569 W COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0032-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

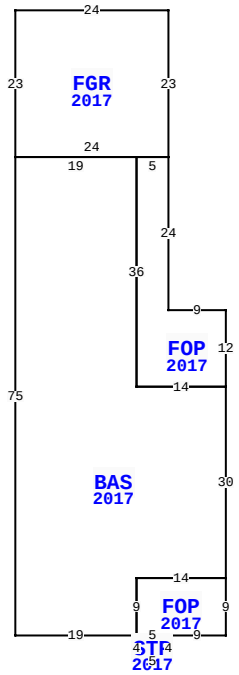
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	1,845	343,639
FGR	552	55	304	56,621
FOP	126	30	38	7,078
FOP	288	30	86	16,018
STP	20	10	2	372
TOTALS	2,831		2,275	423,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,275	127.3510	191.03	434,593	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2024 Heated Area: 1845 HX Base Yr 2024



1569 W 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		423,728
TOTAL MARKET OB/XF VALUE		2,356
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		626,084
SOH/AGL Deduction		85,328
ASSESSED VALUE		540,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		490,756
TOTAL JUST VALUE		626,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170768	NEW CONSTR	242,371	03/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1629	6/02/2021	WD	Q	I	01	535,000
GRANTOR: WILLIAMS GRETCHEN L L						
GRANTEE: ROSS JENNIFER C LIV						
2189/0770	4/09/2018	WD	Q	I	01	436,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: WILLIAMS GRETCHEN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-24,23] S75 E19 N9 E14 N30 W14 N36 W19 $
FGR=[YR=2017;ORIG=0,0] W24 S23 E24 N23 $
FOP=[YR=2017;ORIG=9,59] N12 W9 N24 W5 S36 E14 $
FOP=[YR=2017;ORIG=0,98] E9 N9 W14 S9 E5 $
STP=[YR=2017;ORIG=-5,98] S4 E5 N4 W5 $
.

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	320.00	SF	7.00	7.00	100	2017	2017	3	97	2,173	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	7.00	7.00	100	2017	2017	3	97	183	

LAND DESCRIPTION

TOTAL OB/XF 2,356

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