LOT 37
IN OR 2190/198
COASTAL OAKS PBK 8/109

DRUSKAT JOHN P & SONDRA S
1507 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

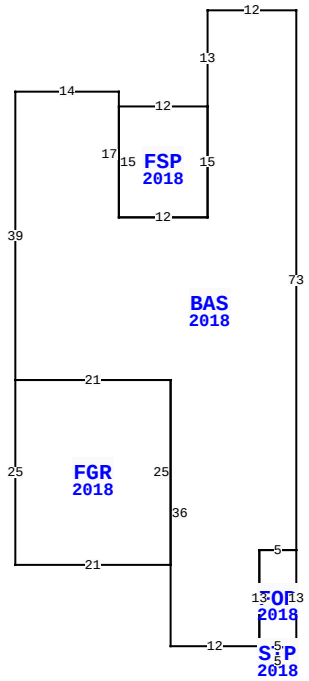
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,957	100	1,957	385,164
FGR	525	55	289	56,879
FOP	65	30	20	3,937
FSP	180	40	72	14,171
STP	10	10	1	197
TOTALS	2,737		2,339	460,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,339	133.8876	200.83	469,741	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 1957 HX Base Yr 2019



1507 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		460,346
TOTAL MARKET OB/XF VALUE		10,089
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		670,435
SOH/AGL Deduction		256,822
ASSESSED VALUE		413,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		363,613
TOTAL JUST VALUE		670,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		634,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172122	NEW CONSTR	249,237	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0198	4/13/2018	WD	Q	I	02	403,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DRUSKAT JOHN P & SO						
2082/0695	11/02/2016	SW	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 S13 FSP=[YR=2018] W12 S15 E12 N15$ S15 W12 N17 W14 S39 FGR=[YR=2018] S25 E21 N25 W21$ E21 S36 E12 STP=[YR=2018] S2 E5 N2 FOP=[YR=2018] N13 W5 S13 E5$ W5$ N13 E5 N73$.

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	798.00	SF	7.00	7.00	100	2018	2018	3	97	5,418	
2	0855	CONC PAVER	0	100	0	0	51.00	SF	7.00	7.00	100	2018	2018	3	97	346	
3	0855	CONC PAVER	0	100	0	0	637.00	SF	7.00	7.00	100	2018	2018	3	97	4,325	

LAND DESCRIPTION

TOTAL OB/XF 10,089

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