

KEENER DARREN R & CHELSEA L
1509 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0500012,364129.0415193.56457,57620162016003.5096.50

SFR CUST - 100% - 2019Heated Area: 1975HX Base Yr 2019

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE441,561

TOTAL MARKET OB/XF VALUE8,026

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE649,587

SOH/AGL Deduction247,958

ASSESSED VALUE401,629

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE351,629

TOTAL JUST VALUE649,587

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE614,760

QUALITY06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1210.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREAMARKET VALUE

BAS1,9751001,975368,901

FGR4715525948,377

FOP180305410,086

FSP179407213,448

PTO1651187

STP12101187

STP24102373

TOTALS2,8572,364441,561

EXTRA FEATURES

L NOBIXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1 0855 CONC PAVER0 1000 0636.00SF10.0010.00100201620163966,106

2 0855 CONC PAVER0 1000 060.00SF10.0010.0010020162016396576

3 0855 CONC PAVER0 1000 0140.00SF10.0010.00100201620163961,344

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYECONSRV

1 000100C SFR100R-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/14/2021BYTWATotal Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 08/06/2024 BY SYS