

LOT 40  
IN OR 2215/1300  
COASTAL OAKS PBK 8/109

HAYES PRENTISS BYRON JR/HAYES MARY GALLAGHER  
1521 COASTAL OAKS CIRCLE E  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0040-0000



| 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 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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       |

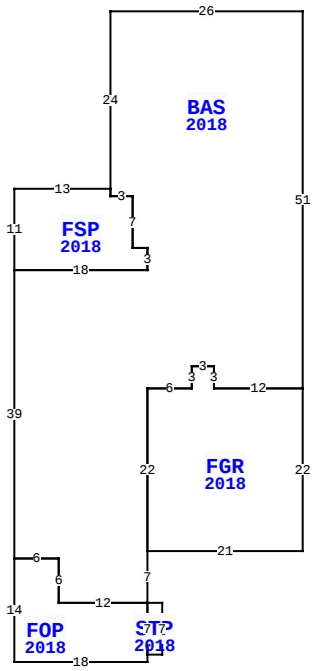
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1210.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,975            | 100         | 1,975        | 374,635              |
| FGR       | 471              | 55          | 259          | 49,129               |
| FOP       | 180              | 30          | 54           | 10,243               |
| FSP       | 179              | 40          | 72           | 13,657               |
| STP       | 14               | 10          | 1            | 190                  |
| TOTALS    | 2,819            |             | 2,361        | 447,855              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 686.00 | SF | 7.00  | 7.00           | 100       | 2018    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 243.00 | SF | 7.00  | 7.00           | 100       | 2018    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 |     | R-2      | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                     | 01  | 2,361     | 129.0415    | 193.56         | 456,995        | 2018 | 2018 | 0    | 0    | 2.00 | 98.00  |
| 1 SFR CUST - 100% - 2019 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 1975        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2019          |     |           |             |                |                |      |      |      |      |      |        |



|                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 1521 E COASTAL OAKS CIR, FERNANDINA BEACH, FL 32034 |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE: 03/20/2024 MLU                            |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 447,855     |  |
| TOTAL MARKET OB/XF VALUE  |  | 6,308       |  |
| TOTAL LAND VALUE - MARKET |  | 200,000     |  |
| TOTAL MARKET VALUE        |  | 654,163     |  |
| SOH/AGL Deduction         |  | 307,525     |  |
| ASSESSED VALUE            |  | 346,638     |  |
| TOTAL EXEMPTION VALUE     |  | 50,000      |  |
| BASE TAXABLE VALUE        |  | 296,638     |  |
| TOTAL JUST VALUE          |  | 654,163     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 619,002     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20172564   | CO ISSUED   | 0       | 07/25/2018 |
| 20172564   | NEW CONSTR  | 255,561 | 08/21/2017 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2215/1300                      | 7/27/2018 | WD        | Q   | I   | 01     |
| GRANTOR: ADVANTAGE HOME BUILDE |           |           |     |     |        |
| GRANTEE: HAYES PRENTISS BYRO   |           |           |     |     |        |
| 2124/1760                      | 5/30/2017 | WD        | Q   | V   | 01     |
| GRANTOR: COASTAL OAKS AMELIA I |           |           |     |     |        |
| GRANTEE: ADVANTAGE HOME BUIL   |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W26 S24 FSP=[YR=2018] W13 S11 E18 N3 W2 N7 W3 N1\$ S1 E3 S7 E2 S3 W18 S39 FOP=[YR=2018] S14 E18 N1 STP=[YR=2018] E2 N7 W2 S7\$ N7 W12 N6 W6\$ E6 S6 E12 N7 FGR=[YR=2018] E21 N22 W12 N3 W3 S3 W6 S22\$ N22 E6 N3 E3 S3 E12 N51\$. |  |  |  |  |  |  |  |  |  |  |  |