LOT 41
IN OR 2123/1018
COASTAL OAKS PBK 8/109

TARINELLI DOMINIC & RITA
1523 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1611-0041-0000**

## BUILDING CHARACTERISTICS

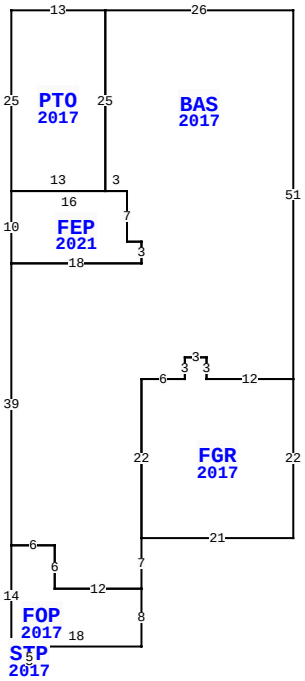
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 377,288 |
| FEP | 166 | 80 | 133 | 25,407 |
| FGR | 471 | 55 | 259 | 49,477 |
| FOP | 180 | 30 | 54 | 10,316 |
| PTO | 325 | 5 | 16 | 3,056 |
| STP | 10 | 10 | 1 | 191 |
| TOTALS | 3,127 | | 2,438 | 465,736 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,438 | 131.2955 | 196.94 | 480,140 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST – 100% - 2020 Heated Area: 1975 HX Base Yr 2020




1523 E 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 | | 465,736 |
| TOTAL MARKET OB/XF VALUE | | 5,921 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 671,657 |
| SOH/AGL Deduction | | 223,432 |
| ASSESSED VALUE | | 448,225 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 398,225 |
| TOTAL JUST VALUE | | 671,657 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 635,667 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211365 | REMODEL | 0 | 06/09/2021 |
| 20162593 | NEW CONSTR | 252,878 | 09/23/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2123/1018 | 5/26/2017 | WD | Q | I | 01 | 446,800 |
| GRANTOR: ADVANTAGE HOME BUILDE | | | | | | |
| GRANTEE: TARINELLI DOMINIC & | | | | | | |
| 2069/1532 | 8/30/2016 | SW | Q | V | 01 | 110,000 |
| GRANTOR: COASTAL OAKS AMELIA I | | | | | | |
| GRANTEE: ADVANTAGE HOMES BUI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W26 PTO=[YR=2017] W13 S25 FEP=[YR=2021] S10 E18 N3 W2 N7 W16$ E13 N25$ S25 E3 S7 E2 S3 W18 S39 FOP=[YR=2017] S14 STP=[YR=2017] S2 E5 N2 W5$ E18 N8 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2017] E21 N22 W12 N3 W3 S3 W6 S22$ N22 E6 N3 E3 S3 E12 N51$.

## 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 | 803.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 97 | 5,452 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 69.00 | SF | 7.00 | 7.00 | 100 | 2017 | 2017 | 3 | 97 | 469 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,921

| 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 11/17/2021 BY RK Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS