

LOT 42
IN OR 2081/1665
COASTAL OAKS PBK 8/109

LEE DEBORAH M
1527 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0042-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 90	0500	01	2,116	125.7732	188.66	399,205	2016	2016	0	0	0	3.45	96.55	STANDARD												
Exterior Wall	10	ABOVE AVG 10	1 SFR CUST - 100% - 2017													Heated Area: 1704												
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2017												
Roof Cover	03	COMP SHNGL 90																										
Roof Cover	12	MODULAR MT 10																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	12	HARDWOOD 50																										
Interior Floor	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	00	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	1,704	100	1,704	310,386																								
FGR	506	55	278	50,638																								
FOP	140	30	42	7,651																								
FSP	228	40	91	16,576																								
STP	10	10	1	182																								
TOTALS		2,588	2,116	385,432																								
EXTRA FEATURES															1527 E COASTAL OAKS CIR, FERNANDINA BEACH													
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940												
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2016	2016	3	96	576												
3	0855	CONC PAVER	0	100	0	0	182.00	SF	10.00	10.00	100	2016	2016	3	96	1,747												
4	0811	CONCRETE B	0	100	0	0	777.00	SF	5.20	5.20	100	2016	2016	3	96	3,879												
5	0861	POOL GUNIT	0	100	0	0	189.00	SF	85.00	85.00	100	2017	2017	3	84	13,495												
6	0855	CONC PAVER	0	100	0	0	396.00	SF	7.00	7.00	100	2017	2017	3	97	2,689												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																												