LOT 44
IN OR 2222/1471
COASTAL OAKS PBK 8/109

KIRTS JOHN C & KATHIE R
1535 COASTAL OAKS CIRCLE N
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0044-0000

BUILDING CHARACTERISTICS

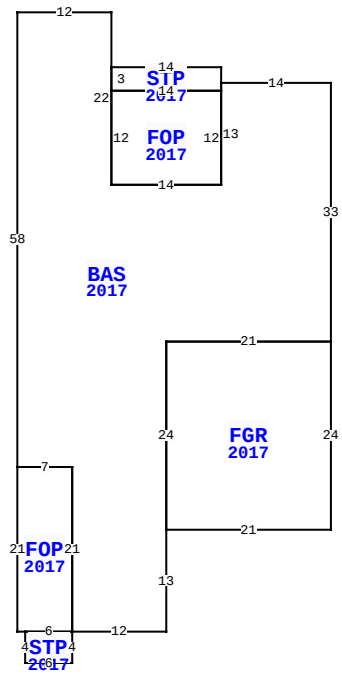
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,802	100	1,802	377,199
FGR	504	55	277	57,982
FOP	147	30	44	9,210
FOP	168	30	50	10,467
STP	24	10	2	418
STP	42	10	4	838
TOTALS	2,687		2,179	456,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,179	143.1290	214.69	467,810	2017	2017	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1802 HX Base Yr 2019



1535 N 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		456,115
TOTAL MARKET OB/XF VALUE		8,227
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		664,342
SOH/AGL Deduction		253,780
ASSESSED VALUE		410,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		360,562
TOTAL JUST VALUE		664,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161805	CO ISSUED	0	03/20/2017
20161805	NEW CONSTR	232,052	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/1471	9/10/2018	WD	Q	I	02	445,000
GRANTOR: CULLETON DANIEL W & C						
GRANTEE: KIRTS JOHN C & KATH						
2110/0745	3/24/2017	WD	Q	V	02	406,300
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CULLETON DANIEL W.						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 STP=[YR=2017] N2 W14 S3 FOP=[YR=2017] S12 E14 N12 W14$ E14 N1$ S13 W14 N22 W12 S58 FOP=[YR=2017] S21 E1 STP=[YR=2017] S4 E6 N4 W6$ E6 N21 W7$ E7 S21 E12 N13 FGR=[YR=2017] E21 N24 W21 S24$ N24 E21 N33$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	672.00	SF	7.00	7.00	100	2017	2017	3	97	4,563	
3	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2017	2017	3	97	387	
4	0855	CONC PAVER	0	100	13	14	182.00	SF	7.00	7.00	100	2017	2017	3	97	1,236	
5	0855	CONC PAVER	0	100	3	4	12.00	SF	7.00	7.00	100	2017	2017	3	97	81	

LAND DESCRIPTION

TOTAL OB/XF 8,227

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