LOT 48
IN OR 2193/1677
COASTAL OAKS PBK 8/109

RUEDE NORA M TRUST/RUEDE NORA M TRUSTEE
1564 COASTAL OAKS CIRCLE W
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

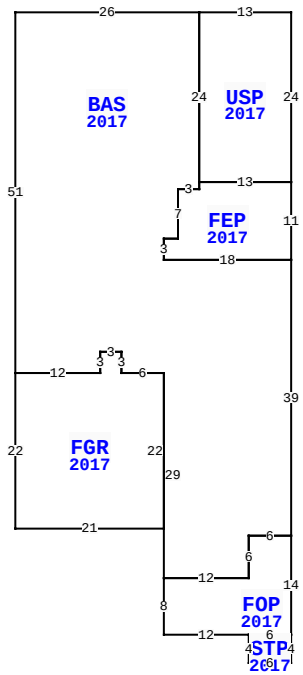
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	370,158
FEP	179	80	143	26,802
FGR	471	55	259	48,542
FOP	180	30	54	10,121
STP	24	10	2	375
USP	312	30	94	17,617
TOTALS	3,141		2,527	473,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,527	128.6160	192.92	487,509	2017	2017	0	0	0	2.85	97.15

1 SFR CUST – 100% - 2018 Heated Area: 1975 HX Base Yr 2018



1564 W COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		473,615
TOTAL MARKET OB/XF VALUE		7,259
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		680,874
SOH/AGL Deduction		327,195
ASSESSED VALUE		353,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,679
TOTAL JUST VALUE		680,874
NCON VALUE		22,081
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211616	ADDITION	0	10/06/2021
20170870	NEW CONSTR	252,878	03/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1677	4/23/2018	WD	U	I	11	100
GRANTOR: RUEDE THOMAS V & NORA						
GRANTEE: RUEDE NORA M TRUST						
2151/1067	10/06/2017	WD	Q	I	02	433,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: RUEDE THOMAS V & NO						

BUILDING NOTES

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	1,069.00	SF	7.00	7.00	100	2017	2017	3	97	7,259	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-13,0] W26 S51 E12 N3 E3 S3 E6 S29 E12 N6 E6 N39 W18 N3 E2 N7 E3 N1 N24 $
FGR=[YR=2017;ORIG=-39,51] S22 E21 N22 W6 N3 W3 S3 W12 $
USP=[YR=2017;ORIG=0,0] W13 S24 E13 N24 $
FOP=[YR=2017;ORIG=-18,80] S8 E12 E6 N14 W6 S6 W12 $
FEP=[YR=2017;ORIG=0,35] W18 N3 E2 N7 E3 N1 E13 S11 $
STP=[YR=2017;ORIG=-6,88] S4 E6 N4 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,259

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 12/21/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS