

LOT 49
IN OR 2108/1175
COASTAL OAKS PBK 8/109

SIBERSKI PATRICIA A
1566 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

2024

00-00-31-1611-0049-0000



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 60		
Interior Floo	14	CARPET 40		
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	1,809	100	1,809	360,181
FGR	504	55	277	55,152
FOP	148	30	44	8,760
FSP	168	40	67	13,340
PTO	140	5	7	1,393
STP	24	10	2	398
TOTALS	2,793		2,206	439,225

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,206	136.1416	204.21	450,487	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018 Heated Area: 1809 HX Base Yr 2018											
1566 W COASTAL OAKS CIR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		439,225	
TOTAL MARKET OB/XF VALUE		6,063	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		645,288	
SOH/AGL Deduction		422,072	
ASSESSED VALUE		223,216	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		173,216	
TOTAL JUST VALUE		645,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		610,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161807	CO ISSUED	0	03/06/2017
20161807	NEW CONSTR	232,052	06/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/1175	3/14/2017	WD	Q	I	02	388,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: SIBERSKI PATRICIA A						
2049/1820	5/25/2016	SW	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	836.00	SF	7.00	7.00	100	2017	2017	3	97
2	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	7.00	100	2017	2017	3	97

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
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00