BLOCK 26 LOT 1
EX ESMT PT OR 1899/305
CITY OF FDNA BEACH

KELLY EMMETT COUGHLIN & SHELLY KAY TUTTLE
821 COPPERHEAD CIR
ST AUGUSTINE, FL 32092

2024

00-00-31-1800-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

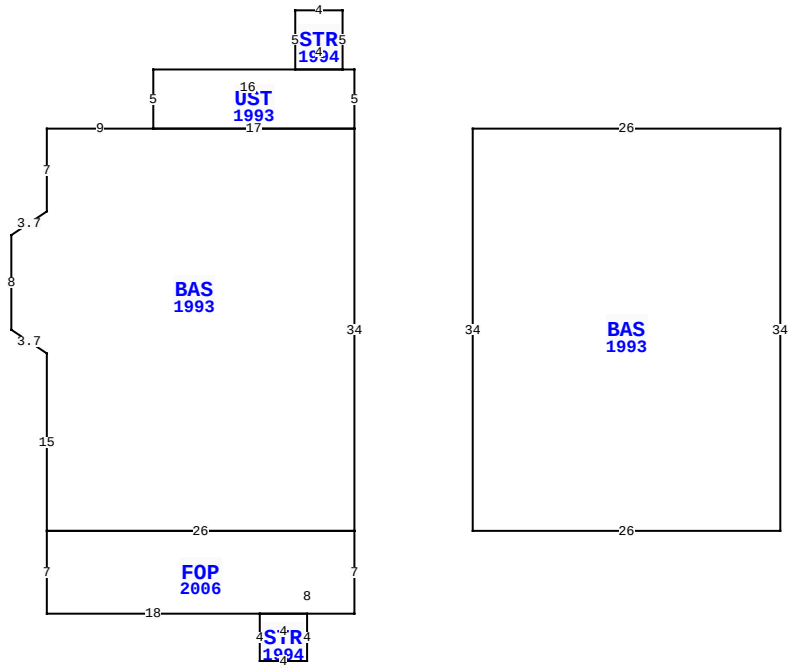
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	238,758
BAS	914	100	914	246,861
FOP	182	30	55	14,855
STR	16	10	2	541
STR	20	10	2	541
UST	85	45	38	10,264
TOTALS	2,101		1,895	511,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	1,895	138.5083	207.76	393,705	1900	2020	0	0	130	1.00	130.00

1 SFR CUST – 0% - 2024 Heated Area: 1798 HX Base Yr



402 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	511,816
TOTAL MARKET OB/XF VALUE	10,909
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	722,725
SOH/AGL Deduction	0
ASSESSED VALUE	722,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	722,725
TOTAL JUST VALUE	722,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	697,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033003	REMOVE/REPAIR WOO	0	04/24/2003
2243	REROOF	600	05/27/1982

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2649/1123	6/13/2023	WD	Q	I	01	980,000
GRANTOR: FAUX ANGELO & JULIE						
GRANTEE: KELLY EMMETT COUGHL						
2590/0754	9/09/2022	WD	Q	I	01	920,000
GRANTOR: GIBBS PAUL A & ELIZAB						
GRANTEE: FAUZ ANGELO & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W1 STR=[YR=1994] N5W4S5E4$ W16S5 BAS=[YR=1993] W9 S7 L3 D2 S8 D2 R3 S15 FOP=[YR=2006] S7 E18 STR=[YR=1994] S4E4N4W4$ E8N7W26 $ E26 N34 W17 $ E17 N5 $ PTR= E10S5 BAS=[YR=1993] E26S34 W26 N34 $N5W10 $.

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	0	0	0	420.00	SF	10.00	10.00	100	2022	2022	3	100	4,200	
2	0462	ST/AL FNC	0	0	156	4	624.00	SF	10.00	10.00	100	2022	2022	3	98	6,115	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 10,909

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS