LOT 22
THE ISLANDS CLUB SUB PB 4/106

COAPSTICK ROSS & KARINA
111 STONE HILL DR
MAITLAND, FL 32751

2025

00-00-31-142A-0022-0000

BUILDING CHARACTERISTICS

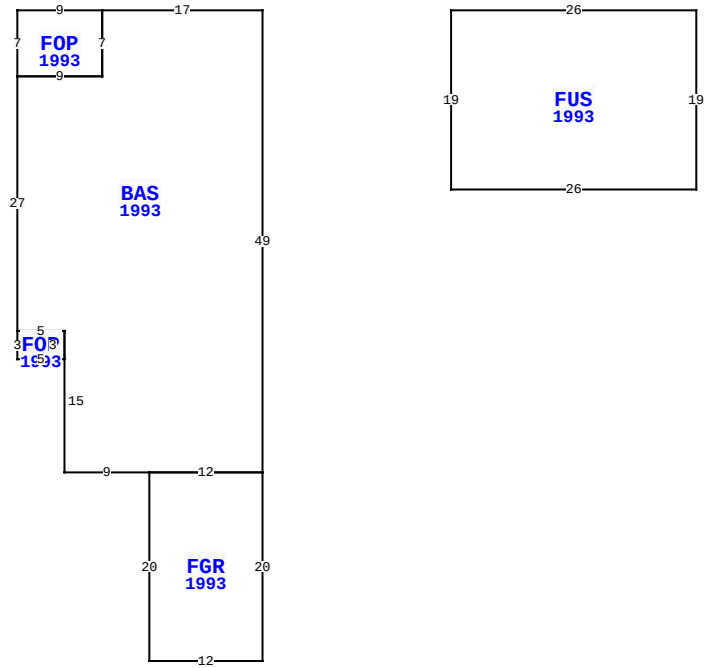
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1993	1,136	234,091
FGR	240	55	1993	132	27,200
FOP	15	30	1993	4	824
FOP	63	30	1993	19	3,915
FUS	494	100	1993	494	101,797
TOTALS	1,948			1,785	367,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,785	172.0200	227.07	405,320	1982	2005	0	0	0	9.25	90.75

1 SNGL FAM – 0% - 2023 Heated Area: 1630 HX Base Yr



2704 W 3RD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	367,828
TOTAL MARKET OB/XF VALUE	5,118
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	562,946
SOH/AGL Deduction	0
ASSESSED VALUE	562,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	562,946
TOTAL JUST VALUE	562,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040337	REROOF - SINGLE P	3,000	02/25/2004
20033116	REPLACE ENTRY DOO	1,000	05/19/2003
10006	REPAIR/RRF	1,613	08/29/1996
6634	REPAIR/RRF	1,049	07/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/0028	10/07/2022	WD	Q	I	01	735,000
GRANTOR: CALHOUN RODNEY D & TI						
GRANTEE: COAPSTICK ROSS & KA						
1958/1624	1/21/2015	WD	Q	I	01	250,000
GRANTOR: BROWN ADAM C						
GRANTEE: CALHOUN TINA L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W9 S7 E9 N7$ S7 W9 S27 FOP=[YR=1993] S3 E5 N3 W5$ E5 S15 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N49$ PTR=E20 FUS=[YR=1993] E26 S19 W26 N19$ W20$.

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	0810	CONCRETE A	0	0	0	0	718.00	SF	6.50	6.50	100	1982	1982	3	35	1,633	
2	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1982	1982	3	35	84	
3	0850	PEBBLE WLK	0	0	50	4	200.00	SF	3.50	3.50	100	1982	1982	3	35	245	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
5	1241	WD DECK G	0	0	0	0	298.00	UT	15.53	15.53	100	1988	1988	3	20	925	
6	1126	CB/STC 8"	0	0	29	5	145.00	SF	8.00	8.00	100	1982	1982	3	35	406	
7	0850	PEBBLE WLK	0	0	10	9	90.00	SF	3.50	3.50	100	1982	1982	3	35	110	

LAND DESCRIPTION

TOTAL OB/XF 5,118

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	RES	0	0006	R-3	45.00	100.00	1.00	LT		1.00	1.00	1.00	190,000.00	190,000.00	190,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/30/2025 BY SYS