LOT 2
COASTAL OAKS PBK 8/109

BENTLEY DUSTIN B & BROOKLYANN LEE
1510 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

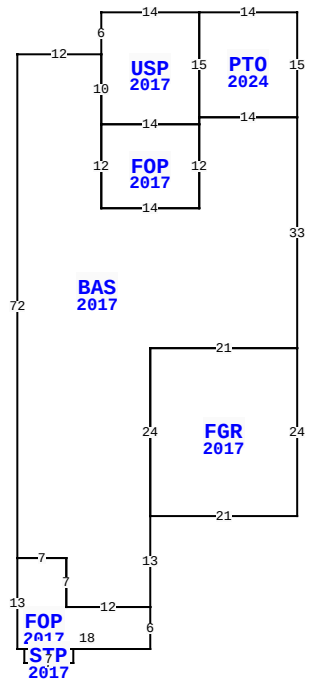
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2017	1,900	381,003
FGR	504	55	2017	277	55,546
FOP	163	30	2017	49	9,826
FOP	168	30	2017	50	10,027
PTO	210	5	2024	10	2,005
STP	14	10	2017	1	201
USP	224	30	2017	67	13,435
TOTALS	3,183			2,354	472,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,354	130.8447	206.73	486,642	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 1900 HX Base Yr 2018



1510 COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		472,043
TOTAL MARKET OB/XF VALUE		10,760
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		782,803
SOH/AGL Deduction		377,987
ASSESSED VALUE		404,816
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		354,094
TOTAL JUST VALUE		782,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222162	ADDITION	0	05/05/2022
20170151	NEW CONSTR	242,885	01/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/635	2/27/2025	TD	Q	I	01	925,000
GRANTOR: BAKER FAMILY TRUST						
GRANTEE: BENTLEY DUSTIN B &						
2507/0261	10/21/2021	WD	U	I	11	100
GRANTOR: BAKER JAMES C & LISA						
GRANTEE: BAKER FAMILY TRUST						

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	707.00	SF	7.00	7.00	100	2017	2017	3	96	4,751	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2017	2017	3	96	403	
3	0855	CONC PAVER	0	100	3	5	15.00	SF	7.00	7.00	100	2017	2017	3	96	101	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
5	0911	SCRN RM A	0	100	15	14	210.00	SF	17.50	17.50	100	2024	2023		97	3,565	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W14 S1 S12 W14 N12 N10 W12 S72 E7 S7
E12 N13 N24 E21 N33 $
FGR=[YR=2017;ORIG=-21,57] E21 N24 W21 S24 $
USP=[YR=2017;ORIG=-14,0] N15 W14 S6 S10 E14 N1 $
FOP=[YR=2017;ORIG=-28,1] S12 E14 N12 W14 $
FOP=[YR=2017;ORIG=-40,63] S13 E1 E18 N6 W12 N7 W7 $
STP=[YR=2017;ORIG=-39,76] S2 E7 N2 W7 $
PTO=[YR=2024;ORIG=-14,-15] E14 S15 W14 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,760

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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 12/21/2023 BY NW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS