



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		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
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NEIGHBORHOOD/LOC	1210.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2016	1,976	375,129
FGR	470	55	2016	258	48,980
FOP	180	30	2016	54	10,251
FSP	179	40	2016	72	13,669
PTO	28	5	2016	1	190
STR	24	10	2016	2	379

TOTALS	2,857			2,363	448,599
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	645.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	54.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	266.00	SF	10.00
5	0475	VF 4 SBPL	0	100	0	0	116.00	LF	14.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,363	125.0970	197.65	467,047	2016	2016		0	0	3.95	96.05	
1 SFR CUST - 100% - 2023													
Heated Area: 1976													
HX Base Yr 2023													
1514 COASTAL OAKS CIR, FERNANDINA BEACH													
BLD DATE: 04/02/2025 MLU													

TOTAL OB/XF													
13,087													

TOTAL OB/XF													
13,087													

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		448,599	
TOTAL MARKET OB/XF VALUE		13,087	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		761,686	
SOH/AGL Deduction		118,166	
ASSESSED VALUE		643,520	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		592,798	
TOTAL JUST VALUE		761,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160316	CO ISSUED	0	09/30/2016
20160316	NEW CONSTR	252,878	02/05/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
2602/1062	11/15/2022	WD	Q	I	01	825,000	
GRANTOR: QUIGLEY FRANK J & JUL							
GRANTEE: OPPENHEIMER LIVING							
2109/0249	3/23/2017	LE	U	I	11	100	
GRANTOR: QUIGLEY FRANK J & JUL							
GRANTEE: QUIGLEY FRANK J & J							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2016] W26 S20 PTO=[YR=2016] W7 S4 FSP=[YR=2016] W6 S11 E18 N3 W2 N7 W3 N1 W7\$ E7 N4\$ S5 E3 S7 E2 S3 W18 S39 FOP=[YR=2016] S14 STR=[YR=2016] S4 E6 N4 W6\$ E18 N8 W12 N6 W6\$ E6 S6 E12 N7 FGR=[YR=2016] E21 N22 W12 N2 W4 S2 W5 S22\$ N22 E5 N2 E4 S2 E12 N51\$.							

TOTAL OB/XF													
13,087													

Common:	300,000	PRINTED 07/30/2025 BY SYS
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