



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,125	125.7732	198.72	422,280	2016	2016	0	0	3.50	96.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2025												Heated Area: 1716										
Roof Cover	03	COMP SHNGL 90													HX Base Yr										
Roof Cover	12	MODULAR MT 10																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 50																							
Interior Floo	14	CARPET 50																							
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																							
NEIGHBORHOOD/LOC	1210.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,716	100	2016	1,716	329,069																				
FGR	506	55	2016	278	53,310																				
FOP	160	30	2016	48	9,205																				
FOP	270	30	2016	81	15,533																				
STP	16	10	2016	2	383																				
TOTALS	2,668			2,125	407,500																				
EXTRA FEATURES						1516 E COASTAL OAKS CIR, FERNANDINA BEACH										BLD DATE X DATE INC DATE									
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	OB/XF MKT VALUE	NOTES								
1	0855	CONC PAVER	0	0	0	0	314.00	SF	10.00	10.00	100	2016	2016	3	95	2,983									
2	0811	CONCRETE B	0	0	0	0	978.00	SF	5.20	5.20	100	2016	2016	3	95	4,831									
3	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00	10.00	100	2016	2016	3	95	570									
4	0855	CONC PAVER	0	0	0	0	20.00	SF	10.00	10.00	100	2016	2016	3	95	190									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	000100	C	RES	0		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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																									