LOT 6
COASTAL OAKS PBK 8/109

HILL JAMES E & LINDA L
1518 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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.	1. 100
Units		0 100
Quality	06	Quality Level 06

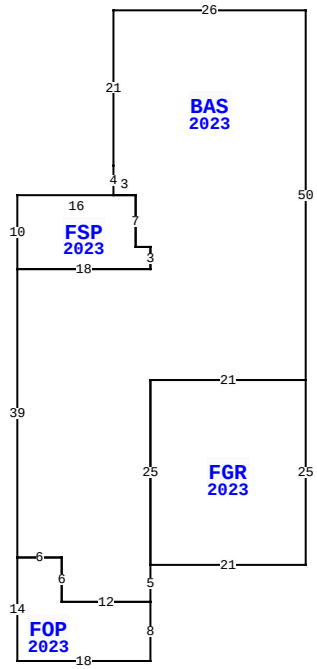
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	2023	1,963	382,571
FGR	525	55	2023	289	56,323
FOP	180	30	2023	54	10,524
FSP	166	40	2023	66	12,862
TOTALS	2,834			2,372	462,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,372	123.9700	195.87	464,604	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 1963 HX Base Yr 2023



1518 E 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		462,281
TOTAL MARKET OB/XF VALUE		6,980
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		769,261
SOH/AGL Deduction		330,412
ASSESSED VALUE		438,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		388,127
TOTAL JUST VALUE		769,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211702	NEW CONSTR	0	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0927	6/23/2021	WD	Q	V	02	182,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: HILL JAMES E & LIND						
2032/1123	3/04/2016	WD	Q	V	05	525,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W26 S21 S4 E3 S7 E2 S3 W18 S39 E6 S6 E12 N5 N25 E21 N50 $
FGR=[YR=2023;ORIG=59,60] E21 S25 W21 N25 $
FSP=[YR=2023;ORIG=41,45] E18 N3 W2 N7 W16 S10 $
FOP=[YR=2023;ORIG=41,84] E6 S6 E12 S8 W18 N14 $
.

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	705.00	SF	10.00	10.00	100	2023	2022		99	6,980	

LAND DESCRIPTION

TOTAL OB/XF 6,980

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