

LOT 11
IN OR 2107/978
COASTAL OAKS PBK 8/109

MROZ ROBERT J & BARBARA J
1528 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
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 01			
NEIGHBORHOOD/LOC	1210.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	2017	1,996	387,844
FGR	474	55	2017	261	50,715
FOP	179	30	2017	54	10,492
FOP	192	30	2017	58	11,270
STP	18	10	2017	2	389
TOTALS	2,859			2,371	460,710

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,371	126.7875	200.32	474,959	2017	2017	0	0	3.00	97.00
1 SFR CUST - 100% - 2018				Heated Area: 1996				HX Base Yr 2018			

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

EXTRA FEATURES							1528 E COASTAL OAKS CIR, FERNANDINA, FL 32430							BEACH		AG DATE			
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES		
1	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2017	2017	3	96	383			
2	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2017	2017	3	96	242			
3	0855	CONC PAVER	0	100	0	0	790.00	SF	7.00	7.00	100	2017	2017	3	96	5,309			
4	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	96	225			
5	0861	POOL GUNIT	0	100	0	0	452.00	SF	85.00	85.00	100	2017	2017	3	81	31,120			
6	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100	2017	2017	3	74	16,058			
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480			
8	0855	CONC PAVER	0	100	0	0	684.00	SF	10.00	10.00	100	2017	2017	3	96	6,566			