LOT 13
COASTAL OAKS PBK 8/109

MALCHON RICHARD HERBERT JR &/BEELER MARY SUE
1532 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

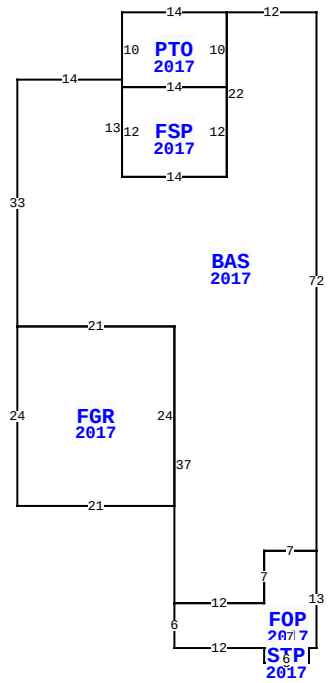
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	380,690
FGR	504	55	2017	277	55,500
FOP	163	30	2017	49	9,817
FSP	168	40	2017	67	13,425
PTO	140	5	2017	7	1,403
STP	12	10	2017	1	201
TOTALS	2,887			2,301	461,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,301	130.7320	206.56	475,295	2017	2017	0	0	0	3.00	97.00

1 SFR CUST - 100% - 2023 Heated Area: 1900 HX Base Yr 2023



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

1532 COASTAL OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		461,036
TOTAL MARKET OB/XF VALUE		6,714
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		767,750
SOH/AGL Deduction		308,807
ASSESSED VALUE		458,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		408,221
TOTAL JUST VALUE		767,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170695	NEW CONSTR	242,885	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0327	8/26/2022	WD	Q	I	01	835,000
GRANTOR: GOLSON GREGORY & BARB						
GRANTEE: MALCHON RICHARD HER						
2327/1717	12/23/2019	WD	Q	I	02	483,500
GRANTOR: SAMPSON BEVERLY S						
GRANTEE: GOLSON GREGORY & BA						

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	928.00	SF	7.00	7.00	100	2017	2017	3	96	6,236	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2017	2017	3	96	403	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2017	2017	3	96	75	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W12 S22 W14 N13 W14 S33 E21 S37 E12 N7 E7 N72 $
FGR=[YR=2017;ORIG=-40,42] S24 E21 N24 W21 $
FSP=[YR=2017;ORIG=-26,10] S12 E14 N12 W14 $
FOP=[YR=2017;ORIG=-19,79] S6 E12 E7 N13 W7 S7 W12 $
PTO=[YR=2017;ORIG=-12,0] W14 S10 E14 N10 $
STP=[YR=2017;ORIG=-7,85] S2 E6 N2 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,714

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS