LOT 22
COASTAL OAKS PBK 8/109

SPEARS DAVID VANDEURSEN L/E/
1549 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

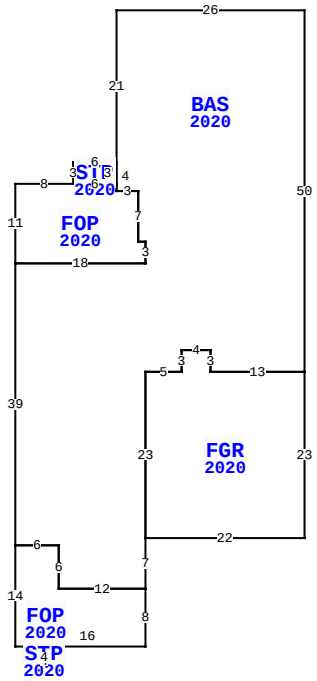
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	2020	1,969	404,417
FGR	518	55	2020	285	58,537
FOP	180	30	2020	54	11,091
FOP	187	30	2020	56	11,502
STP	8	10	2020	1	206
STP	18	10	2020	2	411
TOTALS	2,880			2,367	486,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,367	131.9717	208.52	493,567	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 1969 HX Base Yr 2021



1549 N COASTAL OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		486,163
TOTAL MARKET OB/XF VALUE		6,821
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		792,984
SOH/AGL Deduction		289,295
ASSESSED VALUE		503,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		452,967
TOTAL JUST VALUE		792,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190512	NEW CONSTR	0	09/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1172	3/22/2022	LE	U	I	11	100
GRANTOR: SPEARS DAVID VANDEURS						
GRANTEE: SPEARS JENNIFER M &						
2362/1089	5/15/2020	WD	Q	I	01	516,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPEARS DAVID VANDEU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S21 STP=[YR=2020] W6 S3 FOP=[YR=2020] W8 S11 E18 N3 W1 N7 W3 N1 W6 $ E6 N3 $ S4 E3 S7 E1 S3 W18 S39 FOP=[YR=2020] S14 E2 STP=[YR=2020] S2 E4 N2 W4 $ E16 N8 W12 N6 W6 $ E6 S6 E12 N7 FGR=[YR=2020] E22 N23 W13 N3 W4 S3 W5 S23 $ N23 E5 N3 E4 S3 E13 N50 $.

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	696.00	SF	10.00	10.00	100	2020	2020	3	98	6,821	

LAND DESCRIPTION

TOTAL OB/XF 6,821

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		MU-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 10/07/2020 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS