LOT 24
COASTAL OAKS PBK 8/109

BESSETTE ADAM & RENEE
1553 COASTAL OAKS CIR N
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0024-0000

BUILDING CHARACTERISTICS

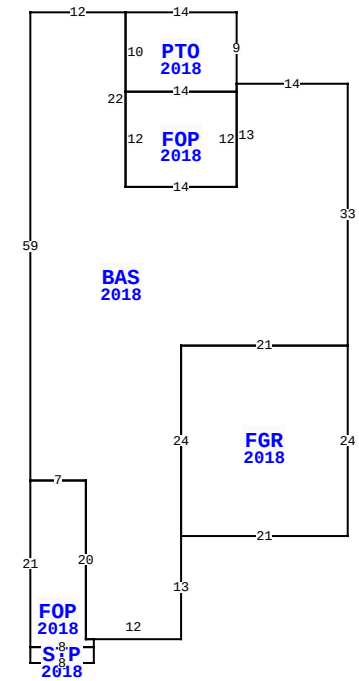
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,809	100	2018	1,809	373,109
FGR	504	55	2018	277	57,132
FOP	148	30	2018	44	9,075
FOP	168	30	2018	50	10,313
PTO	140	5	2018	7	1,444
STP	16	10	2018	2	412
TOTALS	2,785			2,189	451,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,189	133.8876	211.54	463,061	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1809 HX Base Yr 2019



1553 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

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		451,484
TOTAL MARKET OB/XF VALUE		6,186
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		757,670
SOH/AGL Deduction		443,234
ASSESSED VALUE		314,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,714
TOTAL JUST VALUE		757,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172125	CO ISSUED	0	05/17/2018
20172125	NEW CONSTR	234,513	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1491	7/25/2025	WD	Q	I	01	800,000
GRANTOR: BOWMAN WALTER W						
GRANTEE: BESSETTE ADAM & REN						
2226/0966	9/24/2018	WD	Q	I	01	440,000
GRANTOR: WILLIAMS HUGH ERVIN &						
GRANTEE: BOWMAN WALTER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] N9 W14 S10 FOP=[YR=2018] S12 E14 N12 W14$ E14 N1$ S13 W14 N22 W12 S59 FOP=[YR=2018] S21 STP=[YR=2018] S2 E8 N2 W8$ E8 N1 W1 N20 W7$ E7 S20 E12 N13 FGR=[YR=2018] E21 N24 W21 S24$ N24 E21 N33$.

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	840.00	SF	7.00	7.00	100	2018	2018	3	97	5,704	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2018	2018	3	97	387	
3	0810	CONCRETE A	0	100	3	5	15.00	SF	6.50	6.50	100	2018	2018	3	97	95	

LAND DESCRIPTION

TOTAL OB/XF 6,186

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 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