LOT 25
IN OR 2165/659
COASTAL OAKS PBK 8/109

PALEY SIDNEY G & DEBORA D
1555 COASTAL OAKS CIRCLE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0025-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

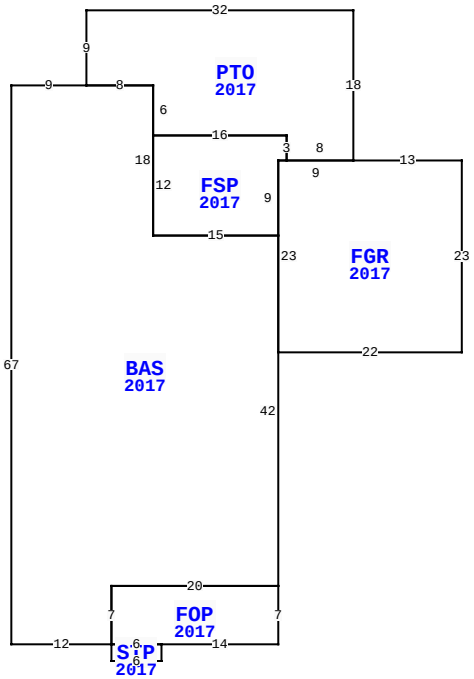
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100	2017	1,734	355,806
FGR	506	55	2017	278	57,044
FOP	140	30	2017	42	8,618
FSP	183	40	2017	73	14,979
PTO	456	5	2017	23	4,719
STP	12	10	2017	1	206
TOTALS	3,031			2,151	441,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,151	133.8876	211.54	455,023	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2018 Heated Area: 1734 HX Base Yr 2018



1555 N 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		441,372
TOTAL MARKET OB/XF VALUE		8,837
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		750,209
SOH/AGL Deduction		371,545
ASSESSED VALUE		378,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,942
TOTAL JUST VALUE		750,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171347	CO ISSUED	0	12/13/2017
20171347	NEW CONSTR	225,281	05/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0659	12/14/2017	WD	Q	I	01	410,500
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: PALEY SIDNEY G & DE						
2112/0488	3/31/2017	WD	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-45,-9] W9 S67 E12 N7 E20 N42 W15 N18 W8 $
FGR=[YR=2017;ORIG=0,0] W13 W9 S23 E22 N23 $
PTO=[YR=2017;ORIG=-13,0] N18 W32 S9 E8 S6 E16 S3 E8 $
FSP=[YR=2017;ORIG=-22,9] N9 E1 N3 W16 S12 E15 $
FOP=[YR=2017;ORIG=-36,58] E14 N7 W20 S7 E6 $
STP=[YR=2017;ORIG=-42,58] S2 E6 N2 W6 $
.

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	1,315.00	SF	7.00	7.00	100	2017	2017	3	96	8,837	

LAND DESCRIPTION

TOTAL OB/XF 8,837

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