LOT 27
IN OR 2226/310
COASTAL OAKS PBK 8/109

YEAKEY GREGORY A & BARBARA R
1559 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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

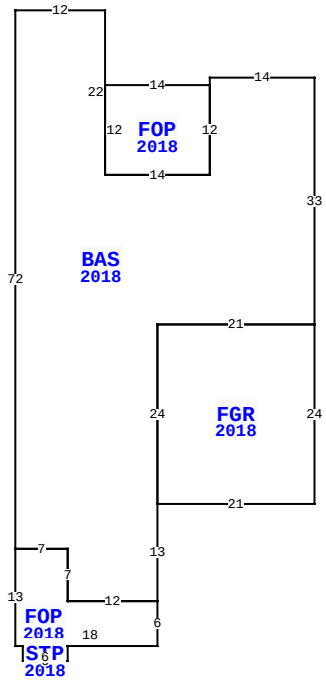
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2018	1,900	392,211
FGR	504	55	2018	277	57,180
FOP	163	30	2018	49	10,115
FOP	168	30	2018	50	10,321
STP	12	10	2018	1	207
TOTALS	2,747			2,277	470,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,277	134.0003	211.72	482,086	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1900 HX Base Yr 2019



1559 W 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		470,034
TOTAL MARKET OB/XF VALUE		15,675
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		785,709
SOH/AGL Deduction		347,151
ASSESSED VALUE		438,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		387,836
TOTAL JUST VALUE		785,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170919	CO ISSUED	0	08/31/2018
20170919	NEW CONSTR	245,462	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0310	9/21/2018	WD	Q	I	02	456,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: YEAKEY GREGORY A &						
2102/1392	2/06/2017	SW	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S1 FOP=[YR=2018] W14 S12 E14 N12$ S12 W14 N22 W12 S72 FOP=[YR=2018] S13 E1 STP=[YR=2018] S2 E6 N2 W6$ E18 N6 W12 N7 W7$ E7 S7 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	1,365.00	SF	7.00	7.00	100	2018	2018	3	97	9,268	
2	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2018	2018	3	97	407	
3	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2024	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,675

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