LOT 33
COASTAL OAKS PBK 8/109

FITZGERALD SUSAN B & ROBERT W
818 WEST 6TH STREET
LEADVILLE, CO 80461

2025

00-00-31-1611-0033-0000

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 100
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

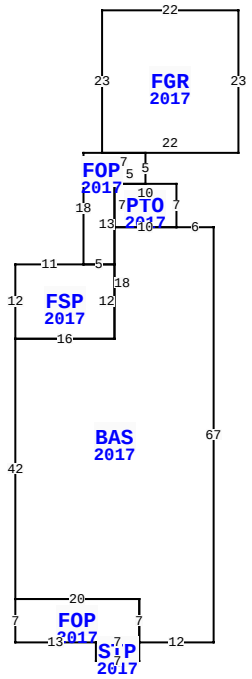
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2017	1,716	367,526
FGR	506	55	2017	278	59,541
FOP	115	30	2017	34	7,282
FOP	140	30	2017	42	8,996
FSP	192	40	2017	77	16,492
PTO	70	5	2017	4	857
STP	21	10	2017	2	429
TOTALS	2,760			2,153	461,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,153	139.7480	220.80	475,382	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 0% - 2023 Heated Area: 1716 HX Base Yr



1571 W 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	461,121
TOTAL MARKET OB/XF VALUE	9,370
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	770,491
SOH/AGL Deduction	56,044
ASSESSED VALUE	714,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,447
TOTAL JUST VALUE	770,491
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162884	CO ISSUED	0	06/06/2017
20162884	NEW CONSTR	225,863	10/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1769	3/09/2022	WD	Q	I	02	692,000
GRANTOR: LIBBY GREGORY R & THE						
GRANTEE: FITZGERALD SUSAN B						
2378/1560	7/24/2020	WD	Q	I	02	519,900
GRANTOR: GALLO DAVID D & LINDA						
GRANTEE: LIBBY GREGORY R & T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W22 S23 FOP=[YR=2017] W3 S18 FSP=[YR=2017] W11 S12 BAS=[YR=2017] S42 FOP=[YR=2017] S7 E13 STP=[YR=2017] S3 E7 N3 W7$ E7 N7 W20$ E20 S7 E12 N67 W6 PTO=[YR=2017] N7 W10 S7 E10$ W10 S18 W16$ E16 N12 W5$ E5 N13 E5 N5 W7$ E22 N23$.

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	0	0	0	583.00	SF	7.00	7.00	100	2017	2017	3	96	3,918	
2	0855	CONC PAVER	0	0	0	0	81.00	SF	7.00	7.00	100	2017	2017	3	96	544	
3	0812	CONCRETE C	0	0	0	0	1,278.00	SF	4.00	4.00	100	2017	2017	3	96	4,908	

LAND DESCRIPTION

TOTAL OB/XF 9,370

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	0		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