LOT 34
COASTAL OAKS PBK 8/109

THOMAS LAUREN C L/E/
1501 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0034-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

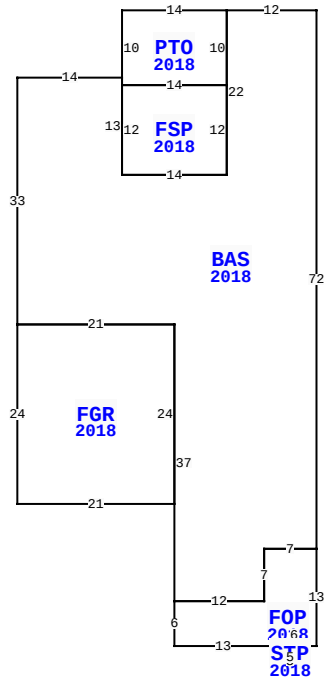
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2018	1,900	396,176
FGR	504	55	2018	277	57,758
FOP	163	30	2018	49	10,217
FSP	168	40	2018	67	13,971
PTO	140	5	2018	7	1,460
STP	10	10	2018	1	209
TOTALS	2,885			2,301	479,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,301	135.3527	213.86	492,092	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2023 Heated Area: 1900 HX Base Yr 2023



1501 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		479,790
TOTAL MARKET OB/XF VALUE		6,403
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		786,193
SOH/AGL Deduction		167,286
ASSESSED VALUE		618,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		568,185
TOTAL JUST VALUE		786,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171281	CO ISSUED	0	03/29/2018
20171281	NEW CONSTR	245,462	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/862	2/23/2024	WD	U	I	11	100
GRANTOR: THOMAS LAUREN C						
GRANTEE: THOMAS CATHY S						
2574/0145	6/22/2022	WD	Q	I	01	772,500
GRANTOR: NIELSEN STEVE W & MIC						
GRANTEE: THOMAS LAUREN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 PTO=[YR=2018] W14 S10 FSP=[YR=2018] S12 E14 N12 W14$ E14 N10$ S22 W14 N13 W14 S33 FGR=[YR=2018] S24 E21 N24 W21$ E21 S37 FOP=[YR=2018] S6 E13 STP=[YR=2018] S2 E5 N2 W5$ E6 N13 W7 S7 W12$ E12 N7 E7 N72$.

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	882.00	SF	7.00	7.00	100	2018	2018	3	97	5,989	
2	0855	CONC PAVER	0	100	0	0	61.00	SF	7.00	7.00	100	2018	2018	3	97	414	

LAND DESCRIPTION

TOTAL OB/XF 6,403

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		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