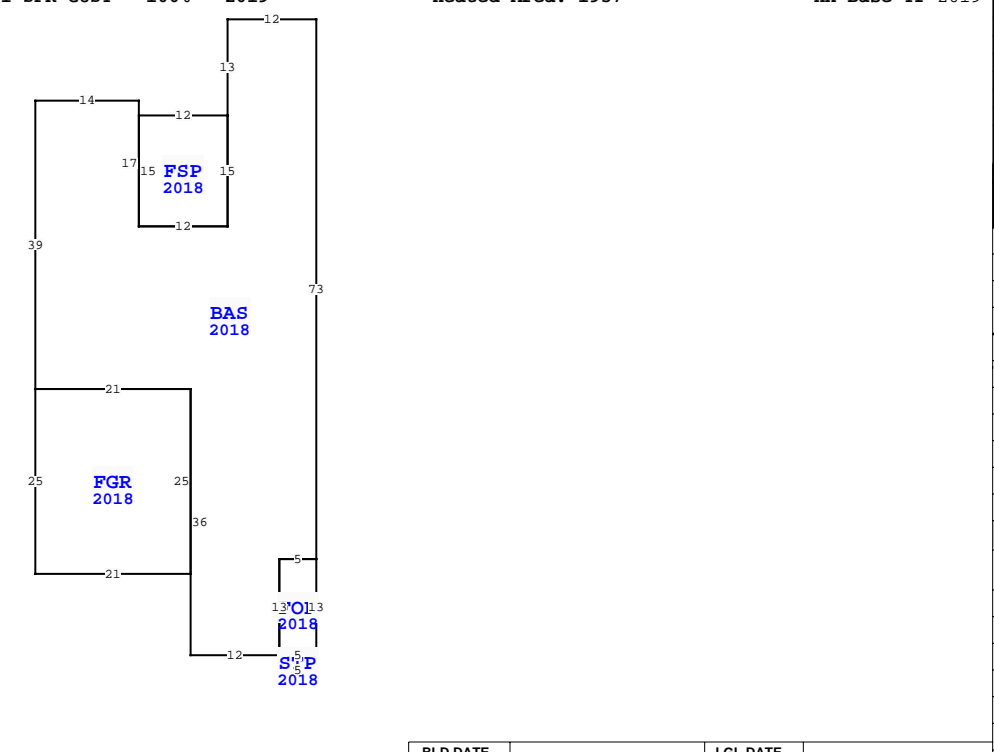


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2019									
				Heated Area: 1957								
					HX Base Yr 2019							



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
BAS	1,957	100
FGR	525	55
FOP	65	30
FSP	180	40
STP	10	10
TOTALS	2,737	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	100	0	798.00	SF	7.00	7.00	100	2018	2018
2	0855	CONC PAVER	0	100	0	51.00	SF	7.00	7.00	100	2018	2018
3	0855	CONC PAVER	0	100	0	637.00	SF	7.00	7.00	100	2018	2018

BLD DATE		LGL DATE	04/02/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		
1507 COASTAL OAKS CIR, FERNANDINA BEACH				
TOTAL OB/XF 10,089				

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			482,422
TOTAL MARKET OB/XF VALUE			10,089
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			792,511
SOH/AGL Deduction			366,903
ASSESSED VALUE			425,608
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			374,886
TOTAL JUST VALUE			792,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			670,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172122	NEW CONSTR	249,237	07/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0198	4/13/2018	WD Q	Q	I	02	403,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DRUSKAT JOHN P & SO						
2082/0695	11/02/2016	SW Q	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2018] W12 S13 FSP=[YR=2018] W12 S15 E12 N15\$ S15 W12 N17 W14 S39 FGR=[YR=2018] S25 E21 N25 W21\$ E21 S36 E12 STP=[YR=2018] S2 E5 N2 FOP=[YR=2018] N13 W5 S13 E5\$ W5\$ N13 E5 N73\$.												