LOT 40
IN OR 2215/1300
COASTAL OAKS PBK 8/109

HAYES PRENTISS BYRON JR/HAYES MARY GALLAGHER
1521 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0040-0000

BUILDING CHARACTERISTICS

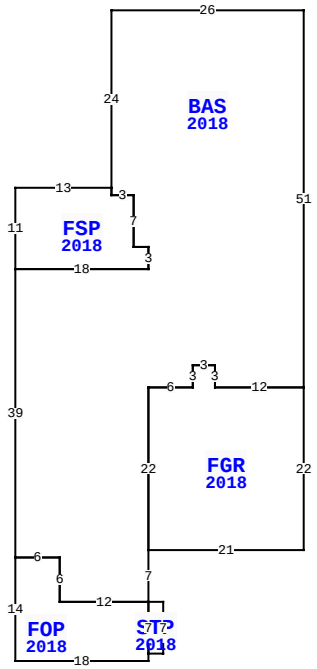
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,975	100	2018	1,975	392,616
FGR	471	55	2018	259	51,488
FOP	180	30	2018	54	10,735
FSP	179	40	2018	72	14,313
STP	14	10	2018	1	199
TOTALS	2,819			2,361	469,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,361	129.0415	203.89	481,384	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1975 HX Base Yr 2019



1521 E COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		469,349
TOTAL MARKET OB/XF VALUE		6,308
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		775,657
SOH/AGL Deduction		418,966
ASSESSED VALUE		356,691
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,969
TOTAL JUST VALUE		775,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172564	CO ISSUED	0	07/25/2018
20172564	NEW CONSTR	255,561	08/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/1300	7/27/2018	WD	Q	I	01	468,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HAYES PRENTISS BYRO						
2124/1760	5/30/2017	WD	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 S24 FSP=[YR=2018] W13 S11 E18 N3 W2 N7 W3 N1$ S1 E3 S7 E2 S3 W18 S39 FOP=[YR=2018] S14 E18 N1 STP=[YR=2018] E2 N7 W2 S7$ N7 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2018] E21 N22 W12 N3 W3 S3 W6 S22$ N22 E6 N3 E3 S3 E12 N51$.

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	686.00	SF	7.00	7.00	100	2018	2018	3	97	4,658	
2	0855	CONC PAVER	0	100	0	0	243.00	SF	7.00	7.00	100	2018	2018	3	97	1,650	

LAND DESCRIPTION

TOTAL OB/XF 6,308

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