

LOT 42
IN OR 2081/1665
COASTAL OAKS PBK 8/109

LEE DEBORAH M
1527 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	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	1,704	100	2016	1,704	325,244
FGR	506	55	2016	278	53,062
FOP	140	30	2016	42	8,016
FSP	228	40	2017	91	17,370
STP	10	10	2016	1	191

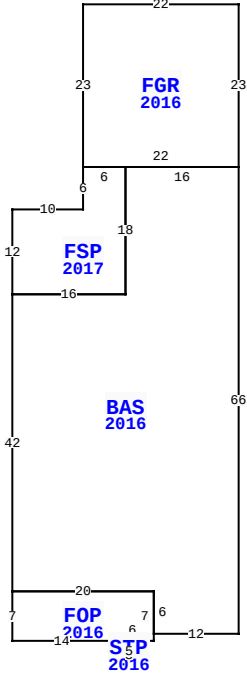
TOTALS 2,588 2,116 403,883

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	182.00	SF	10.00
4	0811	CONCRETE B	0	100	0	0	777.00	SF	5.20
5	0861	POOL GUNIT	0	100	0	0	189.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	396.00	SF	7.00

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

REVIEW DATE 04/03/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,116	125.7732	198.72	420,492	2016	2016	0	0	0	3.95
1 SFR CUST - 100% - 2017											
Heated Area: 1704											
HX Base Yr 2017											



1527 E COASTAL OAKS CIR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF									
23,751									

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23,751									

Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		403,883	
TOTAL MARKET OB/XF VALUE		23,751	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		727,634	
SOH/AGL Deduction		478,391	
ASSESSED VALUE		249,243	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		198,521	
TOTAL JUST VALUE		727,634	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		609,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163450	SWIM POOL	27,000	12/15/2016
20160241	CO ISSUED	0	10/21/2016
20160241	NEW CONSTR	223,698	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2081/1665	10/28/2016	WD	Q	I	01	362,800	
GRANTOR: ADVANTAGE HOME BUILDE							
GRANTEE: LEE DEBORAH M & DON							
2081/1664	10/28/2016	WD	Q	V	01	100,000	
GRANTOR: W R HOWELL COMPANY							
GRANTEE: ADVANTAGE HOME BUIL							

BUILDING NOTES									
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BUILDING DIMENSIONS
FGR=[YR=2016] W22 S23 FSP=[YR=2017] S6 W10 S12 BAS=[YR=2016]
S42 FOP=[YR=2016] S7 E14 STP=[YR=2016] S2 E5 N2 W5\$ E6 N7 W20
\$ E20 S6 E12 N66 W16 S18 W16\$ E16 N18 W6\$ E22 N23\$.