LOT 47
COASTAL OAKS PBK 8/109

BISHOP MARC S & CANDACE H
PO BOX 16476
FERNANDINA BEACH, FL 32035

2025

00-00-31-1611-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

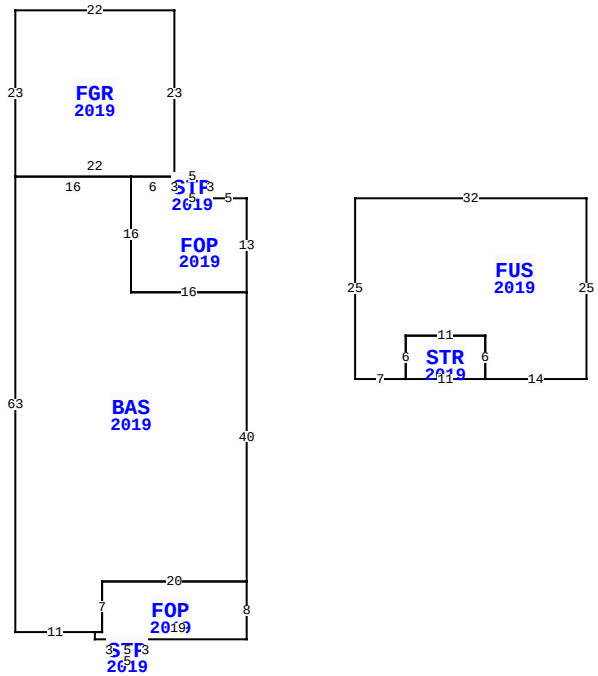
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,620	100	2019	1,620	331,760
FGR	506	55	2019	278	56,932
FOP	161	30	2019	48	9,830
FOP	226	30	2019	68	13,926
FUS	734	100	2019	734	150,316
STP	15	10	2019	2	410
STP	15	10	2019	2	410
STR	66	10	2019	7	1,434
TOTALS	3,343			2,759	565,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,759	132.2592	208.97	576,548	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2023 Heated Area: 2354 HX Base Yr 2023



1558 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		565,017
TOTAL MARKET OB/XF VALUE		5,405
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		870,422
SOH/AGL Deduction		122,891
ASSESSED VALUE		747,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		696,809
TOTAL JUST VALUE		870,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		744,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181567	NEW CONSTR	312,076	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0216	6/22/2022	WD	Q	I	01	970,000
GRANTOR: SALVADORI ALBERT CHRI						
GRANTEE: BISHOP MARC S & CAN						
2333/0746	1/16/2020	WD	Q	I	01	540,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SALVADORI ALBERT CH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W5 STP=[YR=2019] N3 W5 FGR=[YR=2019] N23 W22 S23 BAS=[YR=2019] S63 E11 FOP=[YR=2019] S1 E2 STP=[YR=2019] S3 E5 N3 W5$ E19 N8 W20 S7 W1$ E1 N7 E20 N40 W16 N16 W16$ E22 $ S3 E5$ W5 N3 W6 S16 E16 N13$ PTR=E15 FUS=[YR=2019] E32 S25 W14 STR=[YR=2019] W11 N6 E11 S6$ N6 W11 S6 W7 N25$W15$.

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	709.00	SF	7.00	7.00	100	2019	2019	3	97	4,814	
2	0855	CONC PAVER	0	100	0	0	87.00	SF	7.00	7.00	100	2019	2019	3	97	591	

LAND DESCRIPTION

TOTAL OB/XF 5,405

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 10/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS