

RUEDA NORA M TRUST/RUEDE NORA M TRUSTEE
1564 COASTAL OAKS CIRCLE W
FERNANDINA BEACH, FL 32034

00-00-31-1611-0048-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall10ABOVE AVG 30

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1210.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,97510020171,975387,895

FEP17980201714328,086

FGR47155201725950,868

FOP1803020175410,605

STP241020172392

USP3123020179418,462

TOTALS3,1412,527496,309

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,527128.6160203.21513,51220172017003.3596.65

1 SFR CUST - 100% - 2018Heated Area: 1975HX Base Yr 2018

BLD DATE

XF DATE

HRC DATE

LGL DATE

LAND DATE

AG DATE

04/02/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE496,309

TOTAL MARKET OB/XF VALUE7,184

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE803,493

SOH/AGL Deduction439,557

ASSESSED VALUE363,936

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE313,214

TOTAL JUST VALUE803,493

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE680,874

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2193/16774/23/2018WDUII11100

GRANTOR: RUEDE THOMAS V & NORA

GRANTEE: RUEDE NORA M TRUST

2151/106710/06/2017WDQIQI02433,500

GRANTOR: ADVANTAGE HOME BUILDE

GRANTEE: RUEDE THOMAS V & NO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-13,0] W26 S51 E12 N3 E3 S3 E6 S29 E12 N6 E6 N39 W18 N3 E2 N7 E3 N1 N24 \$
FGR=[YR=2017;ORIG=-39,51] S22 E21 N22 W6 N3 W3 S3 W12 \$
USP=[YR=2017;ORIG=0,0] W13 S24 E13 N24 \$
FOP=[YR=2017;ORIG=-18,80] S8 E12 E6 N14 W6 S6 W12 \$
FEP=[YR=2017;ORIG=0,35] W18 N3 E2 N7 E3 N1 E13 S11 \$
STP=[YR=2017;ORIG=-6,88] S4 E6 N4 W6 \$
.

EXTRA FEATURES

1564 W COASTAL OAKS CIR, FERNANDINA FL 32105

BLD DATE

XF DATE

HRC DATE

LGL DATE

LAND DATE

AG DATE

04/02/2025MLU

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,069.00SF7.007.00100201720173967,184

LAND DESCRIPTION

TOTAL OB/XF7,184

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCENT RES100R-20.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE12/21/2023BYNWTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/30/2025 BY SYS