

LOT 50
IN OR 2074/893
COASTAL OAKS PBK 8/109

JERVIS BRUCE M & DEBORAH S
1568 COASTAL OAKS CIRCLE W
FERNANDINA BEACH, FL 32034

2025

00-00-31-1611-0050-0000



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	12	HARDWOOD 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	1,976	100	2016	1,976	375,190
FGR	470	55	2016	258	48,987
FOP	180	30	2016	54	10,253
FSP	179	40	2016	72	13,671
PTO	50	5	2016	2	380
STP	18	10	2016	2	380
STP	24	10	2016	2	380
TOTALS	2,897			2,366	449,240

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	510.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	60.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	182.00	SF	10.00	10.00
5	0810	CONCRETE A	0 100	4	7	28.00	SF	6.50	6.50

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,366	124.5335	196.76	465,534	2016	2016	0	0	0	3.50	96.50
1 SFR CUST - 100% - 2018 Heated Area: 1976 HX Base Yr 2018												

1568 W COASTAL OAKS CIR, FERNANDINA BEACH									
BLD DATE 04/02/2025 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					449,240				
TOTAL MARKET OB/XF VALUE					9,257				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					758,497				
SOH/AGL Deduction					402,628				
ASSESSED VALUE					355,869				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					305,147				
TOTAL JUST VALUE					758,497				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					638,044				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160242	CO ISSUED	0	09/07/2016
20160242	NEW CONSTR	252,878	02/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE			
2074/0893	9/19/2016	WD	Q	I	01	433,800			
GRANTOR: ADVANTAGE HOME BUILDE									
GRANTEE: JERVIS BRUCE M & DE									
2074/0892	9/19/2016	WD	Q	V	01	100,000			
GRANTOR: W R HOWELL COMPANY IN									
GRANTEE: ADVANTAGE HOME BUIL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W26 S20 STP=[YR=2016] W6 S4 FSP=[YR=2016] W7 S11 E18 N3 W2 N7 W3 N1 W6\$ E6 N4\$ S5 E3 S7 E2 S3 W18 S39 FOP=[YR=2016] S14 STP=[YR=2016] S3 E6 N3 W6\$ E18 N8 W12 N6 W6\$ E6 S6 E12 N7 FGR=[YR=2016] E21 N12 PTO=[YR=2016] E5 N10 W5 S10\$ N10 W12 N2 W4 S2 W5 S22\$ N22 E5 N2 E4 S2 E12 N51\$.									

TOTAL OB/XF									
9,257									
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