LOT 3
COASTAL COTTAGES PBK 8/161

**BROWN LAURA S**
1427 COASTAL OAKS
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1612-0003-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

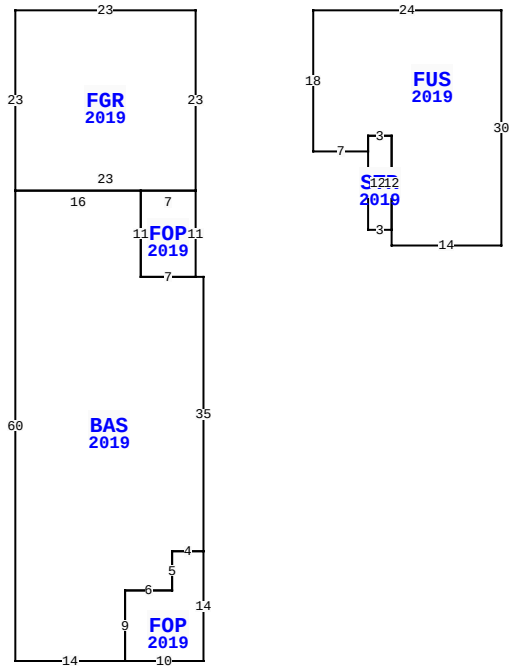
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1211.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,242 | 100 | 2019 | 1,242 | 193,419 |
| FGR | 529 | 55 | 2019 | 291 | 45,318 |
| FOP | 77 | 30 | 2019 | 23 | 3,582 |
| FOP | 110 | 30 | 2019 | 33 | 5,139 |
| FUS | 594 | 100 | 2019 | 594 | 92,505 |
| STR | 36 | 10 | 2019 | 4 | 623 |
| TOTALS | 2,588 | | | 2,187 | 340,585 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 2,187 | 158.9070 | 158.91 | 347,536 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 TOWNHOUSE – 100% - 2020 Heated Area: 1836 HX Base Yr 2020




| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | 04/07/2025 MLU |
| AG DATE | |

1427 COASTAL OAKS DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 340,585 |
| TOTAL MARKET OB/XF VALUE | | 3,239 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 543,824 |
| SOH/AGL Deduction | | 238,353 |
| ASSESSED VALUE | | 305,471 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 249,749 |
| TOTAL JUST VALUE | | 543,824 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 448,471 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20183038 | CO ISSUED | 0 | 03/21/2019 |
| 20183038 | NEW CONSTR | 248,719 | 08/30/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2263/1244 | 3/22/2019 | WD | Q | I | 01 | 343,000 |
| GRANTOR: W R HOWELL COMPANY | | | | | | |
| GRANTEE: BROWN WILLIAM B & L | | | | | | |
| 2222/0100 | 8/24/2018 | WD | U | V | 30 | 50,000 |
| GRANTOR: COTTAGES AT COASTAL O | | | | | | |
| GRANTEE: W R HOWELL COMPANY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2019] W23 S23 BAS=[YR=2019] S60 E14 FOP=[YR=2019] E10 N14 W4 S5 W6 S9$ N9 E6 N5 E4 N35 W1FOP=[YR=2019] N11 W7 S11 E7$ W7 N11 W16$ E23 N23$ PTR=E15 FUS=[YR=2019] E24 S30 W14 N2 STR=[YR=2019] W3 N12 E3 S12$ N12 W3 S2 W7 N18$ 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 | 342.00 | SF | 7.00 | 7.00 | 100 | 2019 | 2019 | 3 | 97 | 2,322 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 96.00 | SF | 7.00 | 7.00 | 100 | 2019 | 2019 | 3 | 97 | 652 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 39.00 | SF | 7.00 | 7.00 | 100 | 2019 | 2019 | 3 | 97 | 265 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,239

| 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 | | MU-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 06/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS