LOT 5
COASTAL COTTAGES PBK 8/161

CAMPBELL CHRISTINE TRUST AGREEMENT/CAMPBELL CHRIST
1419 COASTAL OAKS DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1612-0005-0000

BUILDING CHARACTERISTICS

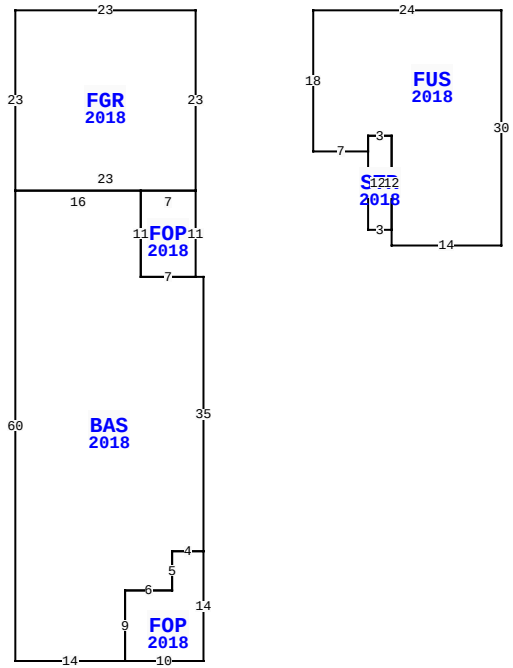
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2018	1,242	198,281
FGR	529	55	2018	291	46,457
FOP	77	30	2018	23	3,672
FOP	110	30	2018	33	5,268
FUS	594	100	2018	594	94,830
STR	36	10	2018	4	639
TOTALS	2,588			2,187	349,147

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	163.7433	163.74	358,099	2018	2018	0	0	0	2.50	97.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1836 HX Base Yr



1419 COASTAL OAKS DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	349,147
TOTAL MARKET OB/XF VALUE	3,517
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	552,664
SOH/AGL Deduction	67,164
ASSESSED VALUE	485,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,500
TOTAL JUST VALUE	552,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172737	CO ISSUED	0	08/24/2018
20172737	NEW CONSTR	238,535	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/436	6/18/2025	WD	Q	I	01	552,500
GRANTOR: SHERMAN MARY						
GRANTEE: CAMPBELL CHRISTINE						
2508/1352	10/26/2021	WD	Q	I	01	480,000
GRANTOR: EDWARDS SYDNEY E & WA						
GRANTEE: SHERMAN MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W23 S23 BAS=[YR=2018] S60 E14 FOP=[YR=2018] E10 N14 W4 S5 W6 S9$ N9 E6 N5 E4 N35 W1 FOP=[YR=2018] N11 W7 S11 E7$ W7 N11 W16$ E23 N23$ PTR=E15 FUS=[YR=2018] E24 S30 W14 N2 STR=[YR=2018] 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	0	0	0	351.00	SF	7.00	7.00	100	2018	2018	3	97	2,383	
2	0855	CONC PAVER	0	0	0	0	167.00	SF	7.00	7.00	100	2018	2018	3	97	1,134	

LAND DESCRIPTION

TOTAL OB/XF 3,517

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	0		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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS