LOT 7
COASTAL COTTAGES PBK 8/161

ALLEN CHRIS A & MICHAEL J
4 HERITAGE DRIVE
NEW MILFORD, CT 06776

2025

00-00-31-1612-0007-0000

BUILDING CHARACTERISTICS

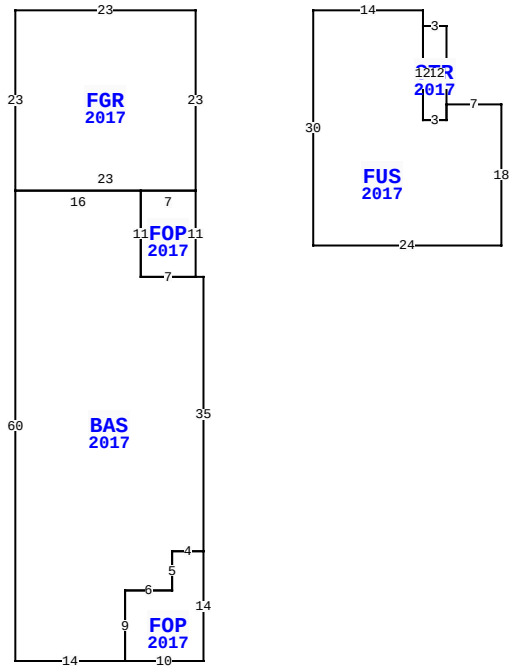
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2017	1,242	197,264
FGR	529	55	2017	291	46,219
FOP	77	30	2017	23	3,653
FOP	110	30	2017	33	5,241
FUS	594	100	2017	594	94,344
STR	36	10	2017	4	635
TOTALS	2,588			2,187	347,356

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	2017	2017	0	0	0	3.00	97.00

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



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

1411 COASTAL OAKS DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	347,356
TOTAL MARKET OB/XF VALUE	3,972
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	551,328
SOH/AGL Deduction	67,252
ASSESSED VALUE	484,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,076
TOTAL JUST VALUE	551,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163006	NEW CONSTR	238,621	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/1963	12/21/2021	WD	Q	I	02	490,000
GRANTOR: NEFF JOHN S & NANCY E						
GRANTEE: ALLEN CHRIS A & MIC						
2143/1413	8/30/2017	WD	Q	I	01	329,500
GRANTOR: W R HOWELL COMPANY						
GRANTEE: NEFF JOHN S & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W23 S23 BAS=[YR=2017] S60 E14 FOP=[YR=2017] E10 N14 W4 S5 W6 S9$ N9 E6 N5 E4 N35 W1 FOP=[YR=2017] N11 W7 S11 E7$ W7 N11 W16$ E23 N23$ PTR=E15 FUS=[YR=2017] E14S2 STR=[YR=2017] E3 S12 W3 N12$ S12 E3 N2 E7 S18 W24 N30$ 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	70.00	SF	7.00	7.00	100	2017	2017	3	96	470	
2	0855	CONC PAVER	0	0	4	4	16.00	SF	7.00	7.00	100	2017	2017	3	96	108	
3	0855	CONC PAVER	0	0	0	0	144.00	SF	7.00	7.00	100	2017	2017	3	96	968	
4	0855	CONC PAVER	0	0	0	0	361.00	SF	7.00	7.00	100	2017	2017	3	96	2,426	

LAND DESCRIPTION

TOTAL OB/XF 3,972

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