LOT C1
IN OR 2210/1943
COASTAL COTTAGES PBK 8/161

HOLMQUIST PAGE L & FREDERICK J
1552 COASTAL COTTAGE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1612-00C1-0000

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	11	CLAY TILE 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

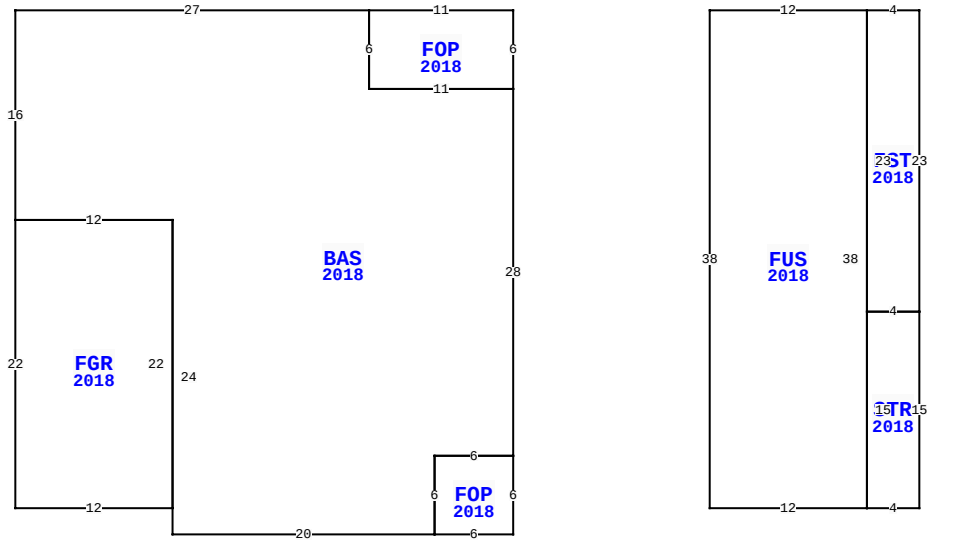
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1211.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,130	100	2018	1,130	187,661
FGR	264	55	2018	145	24,081
FOP	36	30	2018	11	1,827
FOP	66	30	2018	20	3,322
FST	92	55	2018	51	8,470
FUS	456	100	2018	456	75,728
STR	60	10	2018	6	996
TOTALS	2,104			1,819	302,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,819	170.3280	170.33	309,830	2018	2018	0	0	0	2.50	97.50

1 TOWNHOUSE - 100% - 2019 Heated Area: 1586 HX Base Yr 2019



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

1552 COASTAL COTTAGE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,084
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		502,084
SOH/AGL Deduction		208,283
ASSESSED VALUE		293,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,079
TOTAL JUST VALUE		502,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171584	NEW CONSTR	198,019	05/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1943	7/17/2018	WD	Q	I	02	322,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: HOLMQUIST PAGE L &						
2125/0771	6/07/2017	WD	U	V	37	50,000
GRANTOR: COTTAGES AT COASTAL O						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W11 BAS=[YR=2018] W27 S16 FGR=[YR=2018] S22 E12 N22 W12$ E12 S24 E20 FOP=[YR=2018] E6 N6 W6 S6$ N6 E6 N28 W11 N6$ S6 E11 N6$ PTR=E15 FUS=[YR=2018] E12 FST=[YR=2018] E4 S23 STR=[YR=2018] S15 W4 N15 E4$ W4 N23$ S38 W12 N38$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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