LOT C2
IN OR 2163/188
COASTAL COTTAGES PBK 8/161

LASHLEY ROBIN L
1556 COASTAL COTTAGE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1612-00C2-0000

BUILDING CHARACTERISTICS

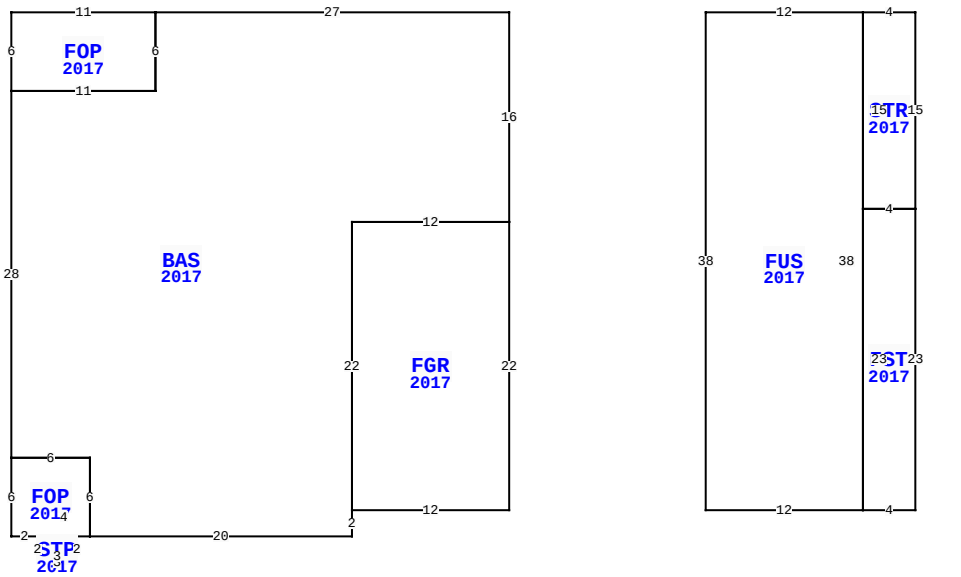
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2017	1,130	186,699
FGR	264	55	2017	145	23,957
FOP	36	30	2017	11	1,818
FOP	66	30	2017	20	3,305
FST	92	55	2017	51	8,426
FUS	456	100	2017	456	75,340
STP	6	10	2017	1	165
STR	60	10	2017	6	991
TOTALS	2,110			1,820	300,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,820	170.3280	170.33	310,001	2017	2017	0	0	0	3.00	97.00

1 TOWNHOUSE – 100% - 2018 Heated Area: 1586 HX Base Yr 2018



1556 COASTAL COTTAGE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,701
TOTAL MARKET OB/XF VALUE		1,306
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		502,007
SOH/AGL Deduction		207,231
ASSESSED VALUE		294,776
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,054
TOTAL JUST VALUE		502,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171585	CO ISSUED	0	12/04/2018
20171585	NEW CONSTR	198,019	05/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/0188	12/05/2017	WD	Q	I	02	325,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: LASHLEY ROBIN L						
2125/0850	6/07/2017	WD	U	V	37	50,000
GRANTOR: COTTAGES AT COASTAL O						
GRANTEE: W R HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W27 FOP=[YR=2017] W11 S6 E11 N6$ S6 W11 S28 FOP=[YR=2017] S6 E2 STP=[YR=2017] S2 E3 N2 W3$ E4 N6 W6$ E6 S6 E20 N2 FGR=[YR=2017] E12 N22 W12 S22$ N22 E12 N16$ PTR=E15 FUS=[YR=2017] E12 STR=[YR=2017] E4 S15 FST=[YR=2017] S23 W4 N23 E4$ W4 N15$ S38 W12 N38$ 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	12	4	48.00	SF	10.00	10.00	100	2017	2017	3	96	461	
2	0855	CONC PAVER	0	100	11	8	88.00	SF	10.00	10.00	100	2017	2017	3	96	845	

LAND DESCRIPTION

TOTAL OB/XF 1,306

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 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