LOT 22
THE ISLANDS CLUB SUB PB 4/106

COAPSTICK ROSS & KARINA
111 STONE HILL DR
MAITLAND, FL 32751

2026

00-00-31-142A-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

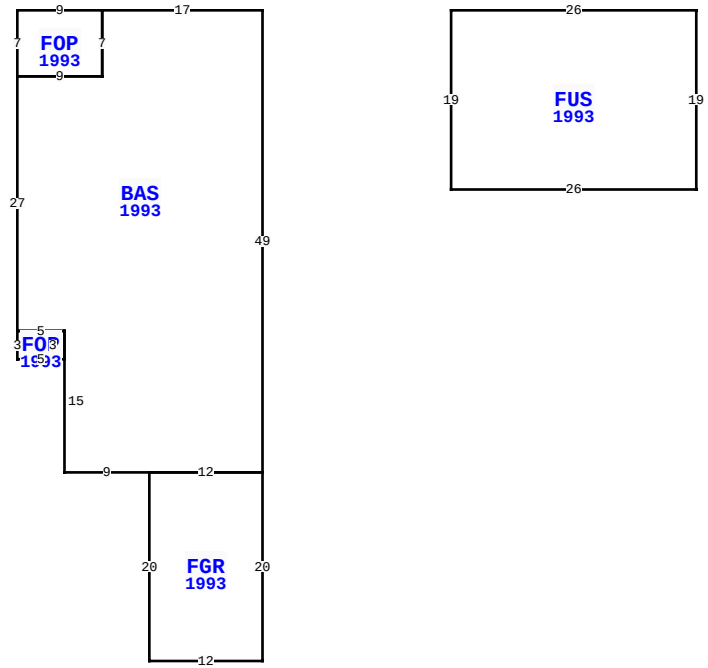
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1993	1,136	245,145
FGR	240	55	1993	132	28,486
FOP	15	30	1993	4	863
FOP	63	30	1993	19	4,100
FUS	494	100	1993	494	106,603
TOTALS	1,948			1,785	385,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,785	172.0200	239.11	426,811	1982	2005	0	0	0	9.75	90.25

1 SNGL FAM 0% - 2023 Heated Area: 1630 HX Base Yr



2704 W 3RD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	385,197
TOTAL MARKET OB/XF VALUE	3,008
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	638,205
SOH/AGL Deduction	18,964
ASSESSED VALUE	619,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	619,241
TOTAL JUST VALUE	638,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040337	REROOF - SINGLE P	3,000	02/25/2004
20033116	REPLACE ENTRY DOO	1,000	05/19/2003
10006	REPAIR/RRF	1,613	08/29/1996
6634	REPAIR/RRF	1,049	07/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0028	10/07/2022	WD	Q	I	01	735,000
GRANTOR: CALHOUN RODNEY D & TI						
GRANTEE: COAPSTICK ROSS & KA						
1958/1624	1/21/2015	WD	Q	I	01	250,000
GRANTOR: BROWN ADAM C						
GRANTEE: CALHOUN TINA L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W9 S7 E9 N7$ S7 W9 S27 FOP=[YR=1993] S3 E5 N3 W5$ E5 S15 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N49$ PTR=E20 FUS=[YR=1993] E26 S19 W26 N19$ W20$.

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
2	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1982	1982	3	32.5	78	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	
5	1241	WD DECK G	0	0	0	0	298.00	UT	15.53	15.53	100	1988	1988	3	20	925	
6	1126	CB/STC 8"	0	0	29	5	145.00	SF	8.00	8.00	100	1982	1982	3	32.5	377	

LAND DESCRIPTION

TOTAL OB/XF 3,008

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	0006	R-3	45.00	100.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS