LOT 24
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

KOESTER KRAIG RICHARD & MICHELE ANN
2811 ATLANTIC AVE UNIT 204
FERNANDINA BEACH, FL 32034

2026

00-00-31-142R-0024-0000

BUILDING CHARACTERISTICS

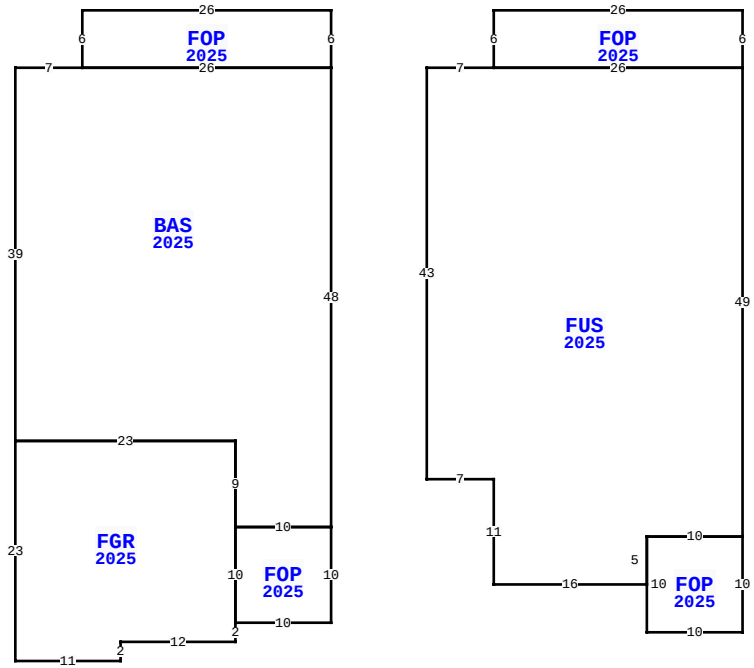
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	2025	1,377	421,390
FGR	505	55	2025	278	85,074
FOP	100	30	2025	30	9,181
FOP	100	30	2025	30	9,181
FOP	156	30	2025	47	14,383
FOP	156	30	2025	47	14,383
FUS	1,655	100	2025	1,655	506,463
TOTALS	4,049			3,464	1,060,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,464	184.3514	306.02	1,060,053	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3032 HX Base Yr 2025



532 SEA ISLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,060,053
TOTAL MARKET OB/XF VALUE		53,500
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,488,553
SOH/AGL Deduction		35,929
ASSESSED VALUE		1,452,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,401,213
TOTAL JUST VALUE		1,488,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,414,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0112	CO		04/04/2024
20230213	POOL	68,000	04/26/2023
20230112	T3814 H3014	680,000	03/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2858/1338	4/06/2026	WD	Q	I	01	1,900,000
GRANTOR: MENZIES BRITT R & JOH						
GRANTEE: KOESTER KRAIG RICHA						
2595/0026	10/06/2022	WD	Q	V	01	325,000
GRANTOR: LATHAM VIRGINIA S &						
GRANTEE: MENZIES BRITT RHONI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-40,-6] W26 W7 S39 E23 S9 E10 N48 $
FUS=[YR=2025;ORIG=-30,-6] E7 E26 S49 W10 S5 W16 N11 W7 N43 $
FOP=[YR=2025;ORIG=-40,-12] W26 S6 E26 N6 $
FOP=[YR=2025;ORIG=-23,-12] E26 S6 W26 N6 $
FOP=[YR=2025;ORIG=-7,43] E10 S10 W10 N10 $
FOP=[YR=2025;ORIG=-50,42] E10 S10 W10 N10 $
FGR=[YR=2025;ORIG=-73,33] E23 S9 S10 S2 W12 S2 W11 N23 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 53,500

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 05/13/2024 BY HS Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS