LOT 1
COASTAL OAKS PBK 8/109

HACKNEY RICHARD & CHRISTINE B L/E/
1508 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0001-0000

BUILDING CHARACTERISTICS

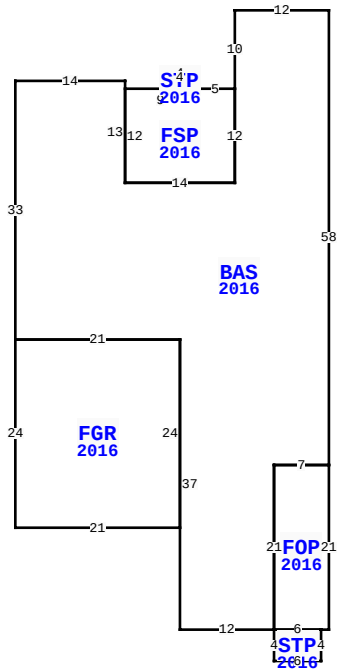
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1210.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	2016	1,802	370,566
FGR	504	55	2016	277	56,963
FOP	147	30	2016	44	9,048
FSP	168	40	2016	67	13,778
STP	8	10	2016	1	205
STP	24	10	2016	2	411
TOTALS	2,653			2,193	450,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,193	129.0415	214.21	469,763	2016	2016	0	0	0	4.00	96.00

1 SFR CUST 100% - 2018 Heated Area: 1802 HX Base Yr 2018



1508 COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2016	2016	3	96	11,520	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
6	0911	SCRN RM A	0	100	0	0	638.00	SF	18.00	18.00	100	2018	2018	3	74	8,498	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		450,972
TOTAL MARKET OB/XF VALUE		67,518
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		818,490
SOH/AGL Deduction		398,658
ASSESSED VALUE		419,832
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		368,421
TOTAL JUST VALUE		818,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173059	SWIM POOL	20,000	10/05/2017
20152051	CO ISSUED	0	04/13/2016
20152051	NEW CONSTR	231,209	08/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/1776	3/26/2024	LE	U	I	11	100
GRANTOR: HACKNEY RICHARD & CHR						
GRANTEE: HACKNEY SAMUEL CLAY						
2701/1773	3/26/2024	LE	U	I	11	100
GRANTOR: HACKNEY RICHARD & CHR						
GRANTEE: HACKNEY SAMUEL CLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 S10 FSP=[YR=2016] W5 STP=[YR=2016] N2 W4 S2 E4$ W9 S12 E14 N12$ S12 W14 N13 W14 S33 FGR=[YR=2016] S24 E21 N24 W21$ E21 S37 E12 STP=[YR=2016] S4 E6 N4 FOP=[YR=2016] E1 N21 W7 S21 E6$ W6$ N21 E7 N58$.

LAND DESCRIPTION

TOTAL OB/XF 67,518

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS