LOT 3
COASTAL OAKS PBK 8/109

SHEFFER MICHAEL R & PATRICIA M
1512 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0003-0000

BUILDING CHARACTERISTICS

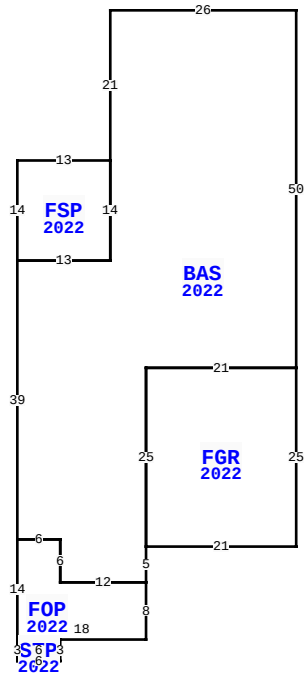
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,999	100	2022	1,999	413,930
FGR	525	55	2022	289	59,843
FOP	180	30	2022	54	11,182
FSP	182	40	2022	73	15,116
STP	18	10	2022	2	414
TOTALS	2,904			2,417	500,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,417	125.9986	209.16	505,540	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 1999 HX Base Yr 2023



1512 COASTAL OAKS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 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		500,485
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		800,485
SOH/AGL Deduction		117,555
ASSESSED VALUE		682,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		631,519
TOTAL JUST VALUE		800,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		787,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2613	SCREEN IN FOP		11/30/2022
20210989	CO ISSUED	0	02/01/2022
20210989	NEW CONSTR	0	01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1910	12/01/2020	WD	Q	V	01	158,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: SHEFFER MICHAEL R &						
2032/1123	3/04/2016	WD	Q	V	05	525,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ESB INVESTMENTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W26 S21 S14 W13 S39 E6 S6 E12 N5 N25 E21 N50 $
FGR=[YR=2022;ORIG=-21,75] E21 N25 W21 S25 $
FSP=[YR=2022;ORIG=-26,21] W13 S14 E13 N14 $
FOP=[YR=2022;ORIG=-39,74] S14 E18 N8 W12 N6 W6 $
STP=[YR=2022;ORIG=-39,88] S3 E6 N3 W6 $
.

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		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