LOT 4
COASTAL OAKS PBK 8/109

OPPENHEIMER LIVING TRUST/OPPENHEIMER ROGER R TRUST
1514 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

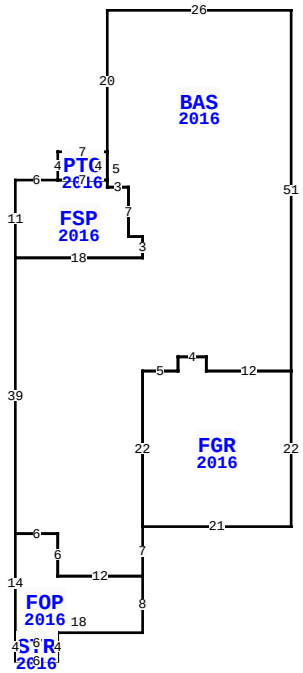
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,976	100	2016	1,976	392,076
FGR	470	55	2016	258	51,192
FOP	180	30	2016	54	10,715
FSP	179	40	2016	72	14,287
PTO	28	5	2016	1	199
STR	24	10	2016	2	397
TOTALS	2,857			2,363	468,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,363	125.0970	207.66	490,701	2016	2016	0	0	0	4.45	95.55

1 SFR CUST 100% - 2023 Heated Area: 1976 HX Base Yr 2023



1514 COASTAL OAKS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		468,865
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		770,785
SOH/AGL Deduction		109,890
ASSESSED VALUE		660,895
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		609,484
TOTAL JUST VALUE		770,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		761,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160316	CO ISSUED	0	09/30/2016
20160316	NEW CONSTR	252,878	02/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1062	11/15/2022	WD	Q	I	01	825,000
GRANTOR: QUIGLEY FRANK J & JUL						
GRANTEE: OPPENHEIMER LIVING						
2109/0249	3/23/2017	LE	U	I	11	100
GRANTOR: QUIGLEY FRANK J & JUL						
GRANTEE: QUIGLEY FRANK J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 S20 PTO=[YR=2016] W7 S4 FSP=[YR=2016] W6 S11 E18 N3 W2 N7 W3 N1 W7$ E7 N4$ S5 E3 S7 E2 S3 W18 S39 FOP=[YR=2016] S14 STR=[YR=2016] S4 E6 N4 W6$ E18 N8 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2016] E21 N22 W12 N2 W4 S2 W5 S22$ N22 E5 N2 E4 S2 E12 N51$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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-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