LOT 7
COASTAL OAKS PBK 8/109

SCHNEIDER KARL & MARGARET L/E/
1520 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

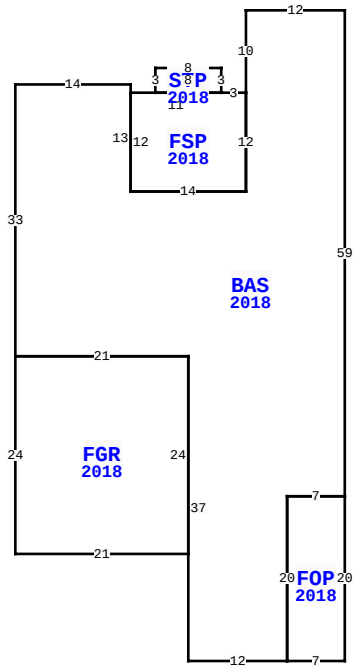
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,809	100	2018	1,809	396,569
FGR	504	55	2018	277	60,724
FOP	140	30	2018	42	9,207
FSP	168	40	2018	67	14,688
STP	24	10	2018	2	438
TOTALS	2,645			2,197	481,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,197	136.1416	226.00	496,522	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 0% - 0 Heated Area: 1809 HX Base Yr



1520 E 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	481,626
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	781,626
SOH/AGL Deduction	106,128
ASSESSED VALUE	675,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	675,498
TOTAL JUST VALUE	781,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	770,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161498	CO ISSUED	0	12/26/2018
20161498	NEW CONSTR	231,940	05/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/1633	1/20/2026	LE	U	I	11	100
GRANTOR: SCHNEIDER KARL & MARG						
GRANTEE: SCHNEIDER GRETCHEN						
2376/1425	7/16/2020	LE	U	I	11	100
GRANTOR: SCHNEIDER KARL F & MA						
GRANTEE: SCHNEIDER GRETCHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S10 S12 W14 N13 W14 S33 E21 S37 E12 N20 E7 N59 $
FGR=[YR=2018;ORIG=-40,42] S24 E21 N24 W21 $
FSP=[YR=2018;ORIG=-12,10] W3 W11 S12 E14 N12 $
FOP=[YR=2018;ORIG=-7,79] E7 N20 W7 S20 $
STP=[YR=2018;ORIG=-15,10] N3 W8 S3 E8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS