LOT 9
COASTAL OAKS PBK 8/109

ESSARY TANYA E
1524 COASTAL OAKS CIRCLE E
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0009-0000

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

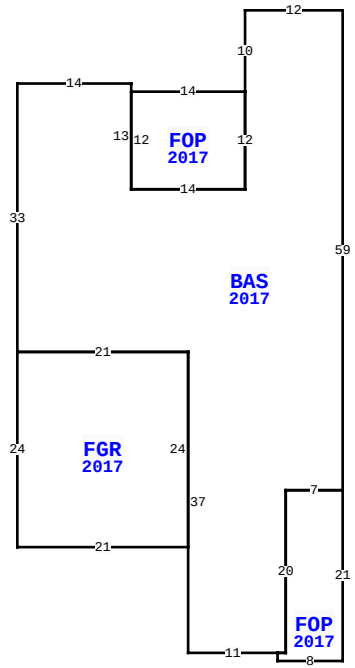
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2017	1,809	394,525
FGR	504	55	2017	277	60,411
FOP	148	30	2017	44	9,596
FOP	168	30	2017	50	10,905
TOTALS	2,629			2,180	475,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,180	136.1416	226.00	492,680	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2020 Heated Area: 1809 HX Base Yr 2020



1524 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		475,436
TOTAL MARKET OB/XF VALUE		5,440
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		780,876
SOH/AGL Deduction		335,402
ASSESSED VALUE		445,474
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		394,063
TOTAL JUST VALUE		780,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161803	CO ISSUED	0	02/24/2017
20161803	NEW CONSTR	232,052	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0052	8/22/2019	WD	Q	I	02	485,000
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: ESSARY TANYA E						
2105/0978	3/03/2017	WD	Q	I	01	425,300
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: HUBEL EDWARD T & KR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 S10 FOP=[YR=2017] W14 S12 E14 N12$ S12 W14 N13 W14 S33 FGR=[YR=2017] S24 E21 N24 W21$ E21 S37 E11 FOP=[YR=2017] S1 E8 N21 W7 S20 W1$ E1 N20 E7 N59$.

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	2017	2017	3	97	1,940	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	

LAND DESCRIPTION

TOTAL OB/XF 5,440

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 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