

LOT 11
IN OR 2107/978
COASTAL OAKS PBK 8/109

MROZ ROBERT J & BARBARA J
1528 COASTAL OAKS CIR E
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0011-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	1,996	100	2017	1,996	405,395
FGR	474	55	2017	261	53,010
FOP	179	30	2017	54	10,967
FOP	192	30	2017	58	11,780
STP	18	10	2017	2	406
TOTALS	2,859			2,371	481,558

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
6	0911	SCRN RM A	0	100	0	1,240.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,371	126.7875	210.47	499,024	2017	2017	0	0
1 SFR CUST 100% - 2018 Heated Area: 1996 HX Base Yr 2018									
1528 E COASTAL OAKS CIR, FERNANDINA BEACH, FL 32034									
BLD DATE: 04/02/2025 LGL DATE: 04/02/2025 XF DATE: INC DATE: LAND DATE: AG DATE: MLU									

TOTAL OB/XF									
63,124									

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63,124									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		481,558	
TOTAL MARKET OB/XF VALUE		63,124	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		844,682	
SOH/AGL Deduction		388,729	
ASSESSED VALUE		455,953	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		404,542	
TOTAL JUST VALUE		844,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		822,093	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161490	CO ISSUED	0	01/18/2017
20163190	SWIM POOL	30,000	11/17/2016
20161490	NEW CONSTR	256,616	05/27/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2107/0978	1/24/2017	WD	Q	I	01
GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: MROZ ROBERT J & BAR					
2030/1334	2/25/2016	SW	Q	V	01
GRANTOR: COASTAL OAKS AMELIA I					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W13 BAS=[YR=2017] N24 W26 S51 FGR=[YR=2017] S22 E21 N22 W5 N3 W4 S3 W12\$ E12 N3 E4 S3 E5 S31 FOP=[YR=2017] S8 E12 STP=[YR=2017] S3 E6 N3 W6\$ E6 N16 W6 S8 W12\$ E12 N8 E6 N39 W18 N3 E2 N7 E3 N1\$ S1 W3 S7 W2 S3 E18 N11\$.									