LOT 13
COASTAL OAKS PBK 8/109

MALCHON RICHARD HERBERT JR &/BEELER MARY SUE
1532 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

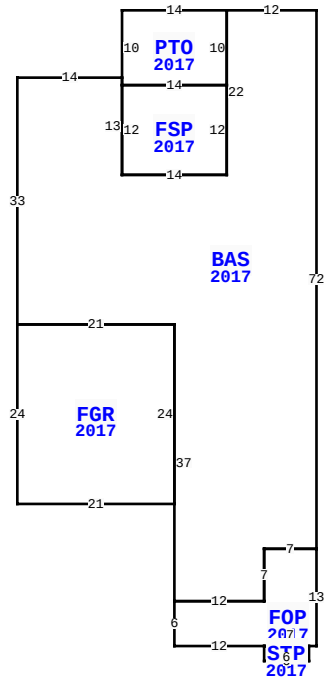
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,900	100	2017	1,900	397,906
FGR	504	55	2017	277	58,011
FOP	163	30	2017	49	10,262
FSP	168	40	2017	67	14,031
PTO	140	5	2017	7	1,466
STP	12	10	2017	1	209
TOTALS	2,887			2,301	481,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,301	130.7320	217.02	499,363	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2023 Heated Area: 1900 HX Base Yr 2023



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

1532 COASTAL OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		481,885
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		781,885
SOH/AGL Deduction		310,551
ASSESSED VALUE		471,334
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		419,923
TOTAL JUST VALUE		781,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170695	NEW CONSTR	242,885	03/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0327	8/26/2022	WD	Q	I	01	835,000
GRANTOR: GOLSON GREGORY & BARB						
GRANTEE: MALCHON RICHARD HER						
2327/1717	12/23/2019	WD	Q	I	02	483,500
GRANTOR: SAMPSON BEVERLY S						
GRANTEE: GOLSON GREGORY & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W12 S22 W14 N13 W14 S33 E21 S37 E12 N7 E7 N72 $
FGR=[YR=2017;ORIG=-40,42] S24 E21 N24 W21 $
FSP=[YR=2017;ORIG=-26,10] S12 E14 N12 W14 $
FOP=[YR=2017;ORIG=-19,79] S6 E12 E7 N13 W7 S7 W12 $
PTO=[YR=2017;ORIG=-12,0] W14 S10 E14 N10 $
STP=[YR=2017;ORIG=-7,85] S2 E6 N2 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 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