LOT 16
COASTAL OAKS PBK 8/109

BACON CHRIS P
PO BOX 16285
FERNANDINA BEACH, FL 32035

2026

00-00-31-1611-0016-0000

BUILDING CHARACTERISTICS

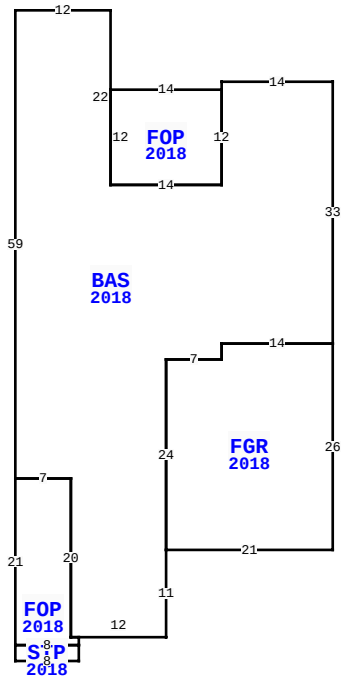
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,823	100	2018	1,823	377,127
FGR	532	55	2018	293	60,613
FOP	148	30	2018	44	9,102
FOP	168	30	2018	50	10,344
STP	16	10	2018	2	414
TOTALS	2,687			2,212	457,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,212	128.4780	213.27	471,753	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 0% - 2024 Heated Area: 1823 HX Base Yr



1538 COASTAL OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	457,600
TOTAL MARKET OB/XF VALUE	57,772
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	815,372
SOH/AGL Deduction	19,408
ASSESSED VALUE	795,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	795,964
TOTAL JUST VALUE	815,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	776,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182637	SCRNENCL	5,940	07/30/2018
20180997	SWIM POOL	28,000	03/23/2018
20172604	NEW CONSTR	237,322	08/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	2/27/2026	CN	Q	I	01	975,000
GRANTOR: SUMMERLIN MARY MARGAR						
GRANTEE: BACON CHRIS P						
2666/783	9/11/2023	WD	Q	I	01	950,000
GRANTOR: DIXON VALERIE						
GRANTEE: SUMMERLIN MARY MARG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S1 FOP=[YR=2018] W14 S12 E14 N12$ S12 W14 N22 W12 S59 FOP=[YR=2018] S21 STP=[YR=2018] S2 E8 N2 W8$ E8 N1 W1 N20 W7$ E7 S20 E12 N11 FGR=[YR=2018] E21 N26 W14 S2 W7 S24$ N24 E7 N2 E14 N33$.

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
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
4	0912	SCRN RM G	0	0	0	0	661.00	SF	21.00	21.00	100	2018	2018	3	74	10,272	

LAND DESCRIPTION

TOTAL OB/XF 57,772

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