LOT 19
COASTAL OAKS PBK 8/109

NUSSMAN MARC & MAUREEN IDA
1543 COASTAL OAKS DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

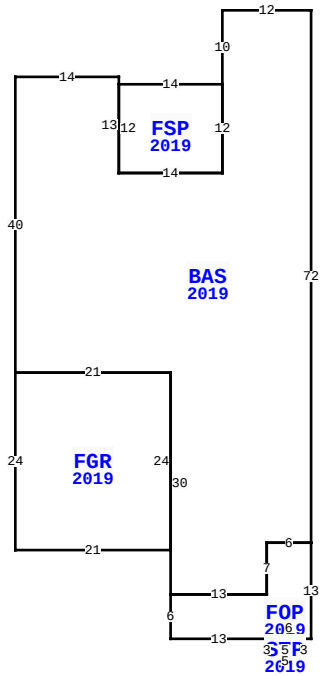
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	2,054	100	2019	2,054	430,851
FGR	504	55	2019	277	58,104
FOP	156	30	2019	47	9,859
FSP	168	40	2019	67	14,054
STP	15	10	2019	2	419
TOTALS	2,897			2,447	513,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,447	129.6050	215.14	526,448	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2024 Heated Area: 2054 HX Base Yr 2024



1543 COASTAL OAKS DR, 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		513,287
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		813,287
SOH/AGL Deduction		398,916
ASSESSED VALUE		414,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		362,960
TOTAL JUST VALUE		813,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		800,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20192431	CO ISSUED	0	11/26/2019
20172431	NEW CONSTR	262,837	08/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/748	9/28/2023	WD	U	I	11	100
GRANTOR: RODANTE FAMILY REVOCA						
GRANTEE: NUSSMAN MARC & MAUR						
2670/341	9/28/2023	WD	Q	I	01	890,000
GRANTOR: RODANTE FAMILY REVOCA						
GRANTEE: NUSSMAN MARC & MAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 S10 FSP=[YR=2019] W14 S12 E14 N12$ S12 W14 N13 W14 S40 FGR=[YR=2019] S24 E21 N24 W21$ E21 S30 FOP=[YR=2019] S6 E13 STP=[YR=2019] S3 E5 N3 W5$ E6 N13 W6 S7 W13$ E13 N7 E6 N72$.

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	100		MU-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS