LOT 20
COASTAL OAKS PBK 8/109

CUDD BOBBY R II & ANNA M
1545 COASTAL OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0020-0000

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	11	CLAY TILE 100
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

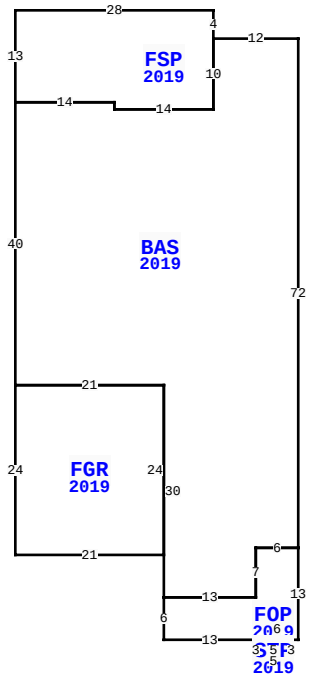
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2019	2,222	488,339
FGR	504	55	2019	277	60,878
FOP	156	30	2019	47	10,329
FSP	378	40	2019	151	33,186
STP	15	10	2019	2	440
TOTALS	3,275			2,699	593,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,699	135.7920	225.41	608,382	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2022 Heated Area: 2222 HX Base Yr 2022



1545 COASTAL OAKS DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		593,172
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		893,172
SOH/AGL Deduction		267,152
ASSESSED VALUE		626,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		574,609
TOTAL JUST VALUE		893,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		880,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190665	SCRN ROOM	0	12/09/2019
20190258	SCRN ROOM	0	04/30/2019
20180910	NEW CONSTR	283,376	03/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1003	11/03/2021	WD	Q	I	01	695,000
GRANTOR: CURRIER EDWARD T JR &						
GRANTEE: CUDD BOBBY R II & A						
2288/0272	5/06/2019	WD	U	I	11	100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: CURRIER EDWARD T JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] N4 W28 S13 E14 S1 E14 N10$ S10 W14 N1 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