LOT 21
COASTAL OAKS PBK 8/109

MONTIJO FAMILY TRUST/MONTIJO TIMOTHY J TRUSTEE
2164 PAMPLONA CT
ESCONDIDO, CA 92025

2026

00-00-31-1611-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

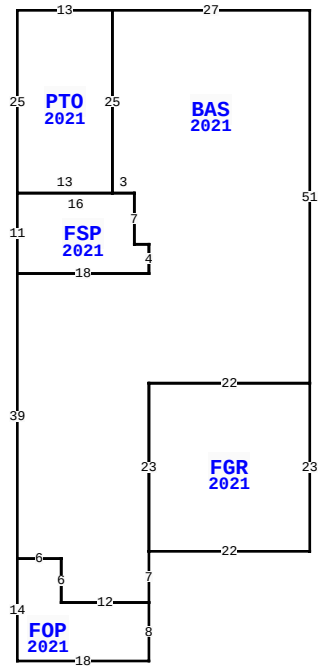
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,035	100	2021	2,035	405,926
FGR	506	55	2021	278	55,454
FOP	180	30	2021	54	10,772
FSP	184	40	2021	74	14,761
PTO	325	5	2021	16	3,191
TOTALS	3,230			2,457	490,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,457	121.9920	202.51	497,567	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 0% - 0 Heated Area: 2035 HX Base Yr



1547 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	490,103
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	790,103
SOH/AGL Deduction	72,876
ASSESSED VALUE	717,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	717,227
TOTAL JUST VALUE	790,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	775,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200866	CO ISSUED	0	09/15/2021
20200866	NEW CONSTR	0	01/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/769	2/27/2025	QC	U	I	11	100
GRANTOR: MONTIJO TIMOTHY J & A						
GRANTEE: MONTIJO FAMILY TRUS						
2498/1309	9/20/2021	WD	Q	I	01	579,000
GRANTOR: BLACKWATER HOMES LLC						
GRANTEE: MONTIJO TIMOTHY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] W13 S25 FSP=[YR=2021] S11 E18 N4 W2 N7 W16 $ E13 N25 $ S25 E3 S7 E2 S4 W18 S39
FOP=[YR=2021] S14 E18 N8 W12 N6 W6 $ E6 S6 E12 N7
FGR=[YR=2021] E22 N23 W22 S23 $ N23 E22 N51 $.

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	0		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