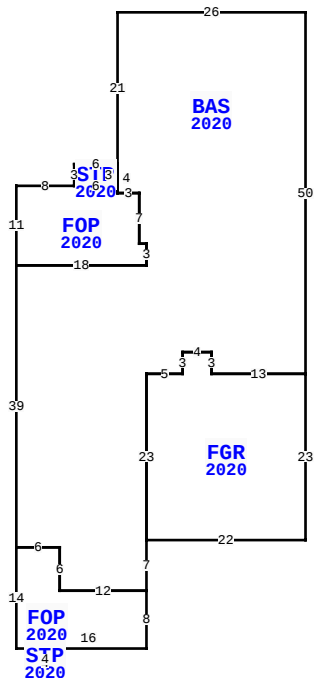




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0500	01	2,367	131.9717	219.07	518,539	2020	2020	0	0	0	2.00	98.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST		100% - 2021		Heated Area: 1969				HX Base Yr 2021				VALUATION BY										STANDARD							
Roof Cover	03	COMP SHNGL 100											Tax Group: 2					Tax Dist:					508,168									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					300,000									
Interior Floor	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET					TOTAL MARKET VALUE					808,168									
Interior Floor	14	CARPET 30											SOH/AGL Deduction					ASSESSED VALUE					517,289									
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE					HX HB					51,411									
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE					TOTAL JUST VALUE					808,168									
Bedrooms		3 100											NCON VALUE					INCOME VALUE					0									
Bathrooms		2 100											PREVIOUS YEAR MKT VALUE					792,984														
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	1,969	100	2020	1,969	422,722																											
FGR	518	55	2020	285	61,186																											
FOP	180	30	2020	54	11,593																											
FOP	187	30	2020	56	12,023																											
STP	8	10	2020	1	215																											
STP	18	10	2020	2	429																											
TOTALS		2,880			2,367	508,168																										
EXTRA FEATURES					1549 N COASTAL OAKS CIR, FERNANDINA BEACH										BLD DATE					LGL DATE					04/02/2025 MLU							
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																