LOT 23
COASTAL OAKS PBK 8/109

SPILBOR WALTER F JR & MARY A
1551 COASTAL OAKS CIR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0023-0000

BUILDING CHARACTERISTICS

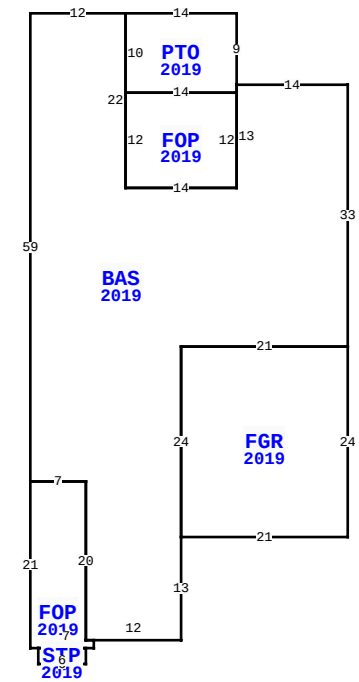
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,809	100	2019	1,809	391,999
FGR	504	55	2019	277	60,024
FOP	148	30	2019	44	9,535
FOP	168	30	2019	50	10,835
PTO	140	5	2019	7	1,517
STP	12	10	2019	1	216
TOTALS	2,781			2,188	474,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,188	133.8876	222.25	486,283	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 1809 HX Base Yr 2020



1551 N COASTAL OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		474,126
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		774,126
SOH/AGL Deduction		454,282
ASSESSED VALUE		319,844
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,433
TOTAL JUST VALUE		774,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180544	NEW CONSTR	239,197	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/0896	7/03/2019	WD	Q	I	01	449,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPILBOR WALTER F JR						
2152/1747	10/16/2017	SW	Q	V	01	115,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2019] N9 W14 S10 FOP=[YR=2019] S12 E14 N12 W14$ E14 N1$ S13 W14 N22 W12 S59 FOP=[YR=2019] S21 E1 STP=[YR=2019] S2 E6 N2 W6$ E7 N1 W1 N20 W7$ E7 S20 E12 N13 FGR=[YR=2019] E21 N24 W21 S24$ N24 E21 N33$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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