LOT 26
COASTAL OAKS PBK 8/109

WERLING PAUL J SR & KAREN S REV TRUST/WERLING PAUL
1557 COASTAL OAKS CIR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0026-0000

BUILDING CHARACTERISTICS

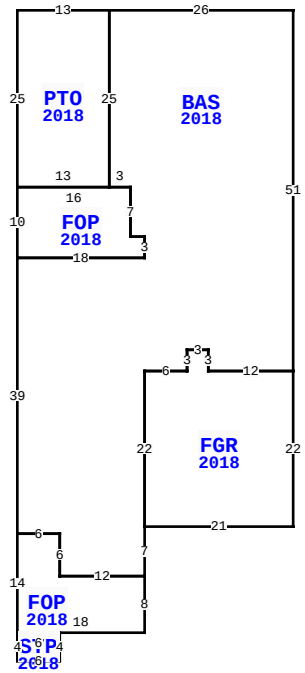
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,975	100	2018	1,975	412,889
FGR	471	55	2018	259	54,146
FOP	166	30	2018	50	10,453
FOP	180	30	2018	54	11,290
PTO	325	5	2018	16	3,345
STP	24	10	2018	2	418
TOTALS	3,141			2,356	492,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,356	130.5066	216.64	510,404	2018	2018	0	0	0	3.50	96.50

1 SFR CUST 100% - 2020 Heated Area: 1975 HX Base Yr 2020



1557 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		492,540
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		840,040
SOH/AGL Deduction		410,416
ASSESSED VALUE		429,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		378,213
TOTAL JUST VALUE		840,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200214	SWIM POOL	55,000	04/29/2020
20161507	NEW CONSTR	252,878	05/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2766/1523	2/06/2025	QC	U	I	11	100
GRANTOR: WERLING PAUL J SR & K						
GRANTEE: WERLING PAUL J SR &						
2305/1654	9/20/2019	WD	Q	I	02	470,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: WERLING PAUL J SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W26 S25 E3 S7 E2 S3 W18 S39 E6 S6 E12 N7 N22 E6 N3 E3 S3 E12 N51 $
FGR=[YR=2018;ORIG=-21,73] E21 N22 W12 N3 W3 S3 W6 S22 $
PTO=[YR=2018;ORIG=-26,0] W13 S25 E13 N25 $
FOP=[YR=2018;ORIG=-39,74] S14 E18 N8 W12 N6 W6 $
FOP=[YR=2018;ORIG=-39,25] S10 E18 N3 W2 N7 W16 $
STP=[YR=2018;ORIG=-39,88] S4 E6 N4 W6 $
.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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