

YEAKEY GREGORY A & BARBARA R
1559 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

00-00-31-1611-0027-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 90

Roof Cover12MODULAR MT 10

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1210.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,90010020181,900409,957

FGR50455201827759,768

FOP1633020184910,573

FOP1683020185010,788

STP121020181215

TOTALS2,7472,277491,301

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0500012,277134.0003222.44506,49620182018003.0097.00

1 SFR CUST100% - 2019Heated Area: 1900HX Base Yr 2019

BLD DATE

XF DATE

HIC DATE

LGL DATE

LAND DATE

AG DATE

04/02/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE491,301

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE791,301

SOH/AGL Deduction340,902

ASSESSED VALUE450,399

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE398,988

TOTAL JUST VALUE791,301

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE785,709

PERMIT NUMDESCRIPTIONAMTISSUED

20170919C0 ISSUED008/31/2018

20170919NEW CONSTR245,46203/29/2017

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2226/03109/21/2018WDQ Q I 02456,000

GRANTOR: ADVANTAGE HOME BUILDE

GRANTEE: YEKEY GREGORY A &

2102/13922/06/2017SWQ Q V 01110,000

GRANTOR: COASTAL OAKS AMELIA I

GRANTEE: ADVANTAGE HOME BUIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S1 FOP=[YR=2018] W14 S12 E14 N12\$ S12 W14 N22 W12 S72 FOP=[YR=2018] S13 E1 STP=[YR=2018] S2 E6 N2 W6\$ E18 N6 W12 N7 W7\$ E7 S7 E12 N13 FGR=[YR=2018] E21 N24 W21 S24\$ N24 E21 N33\$.

EXTRA FEATURES

1559 W COASTAL OAKS CIR, FERNANDINA FL 32105

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

TOTAL OB/XF0

LAND USE CODECLSRESCAP100MU-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE04/03/2024BYKBA

Total Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS