LOT 28
COASTAL OAKS PBK 8/109

MOODY JAMES H & SHARYN L L/E/
1561 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0028-0000

BUILDING CHARACTERISTICS

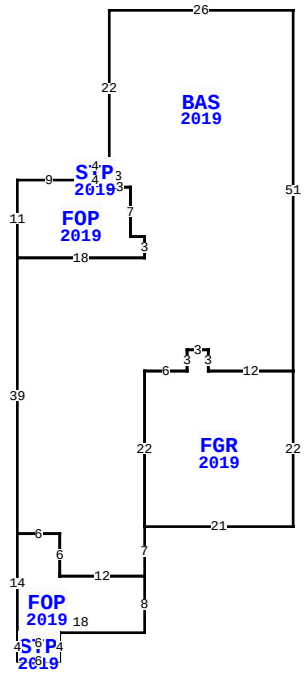
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2019	1,975	424,370
FGR	471	55	2019	259	55,651
FOP	179	30	2019	54	11,603
FOP	180	30	2019	54	11,603
STP	8	10	2019	1	215
STP	24	10	2019	2	430
TOTALS	2,837			2,345	503,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,345	132.7606	220.38	516,791	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2021 Heated Area: 1975 HX Base Yr 2021



1561 W 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		503,871
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		803,871
SOH/AGL Deduction		302,984
ASSESSED VALUE		500,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		449,476
TOTAL JUST VALUE		803,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		790,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171797	NEW CONSTR	255,558	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2827/69	11/04/2025	LE	U	I	11	100
GRANTOR: MOODY SHARYN L REVOCA						
GRANTEE: MOODY JAMES H JR &						
2522/1837	12/15/2021	QC	U	I	11	100
GRANTOR: MOODY JAMES H & SHARY						
GRANTEE: MOODY SHARYN L REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S22 STP=[YR=2019] W4 S2 FOP=[YR=2019] W9 S11 E18 N3 W2 N7 W3 N1 W4$ E4 N2$ S3 E3 S7 E2 S3 W18 S39 FOP=[YR=2019] S14 STP=[YR=2019] S4 E6 N4 W6$ E18 N8 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2019] E21 N22 W12 N3 W3 S3 W6 S22$ N22 E6 N3 E3 S3 E12 N51$.

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		R-2	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