LOT 30
COASTAL OAKS PBK 8/109

MARTINEZ JAIME AND NATALIE TRUST/MARTINEZ JAIME A
1565 COASTAL OAKS CIRCLE W
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1611-0030-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Interior KITCH | SELECT NEW | N/A 0 |
| 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 |
| Quality | 06 | Quality Level 06 |

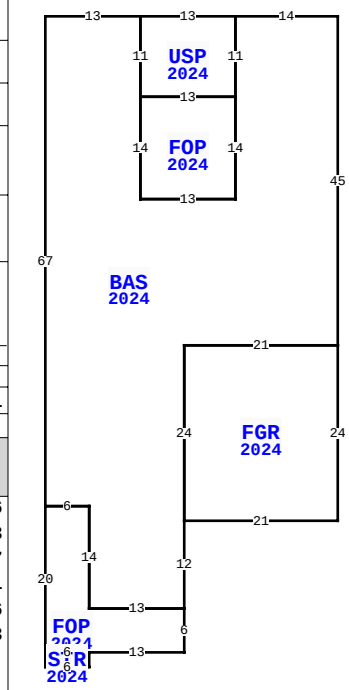
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,075 | 100 | 2024 | 2,075 | 469,186 |
| FGR | 504 | 55 | 2024 | 277 | 62,633 |
| FOP | 182 | 30 | 2024 | 55 | 12,437 |
| FOP | 198 | 30 | 2024 | 59 | 13,341 |
| STR | 12 | 10 | 2024 | 1 | 226 |
| USP | 143 | 30 | 2024 | 43 | 9,723 |
| TOTALS | 3,114 | | | 2,510 | 567,546 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,510 | 136.8960 | 227.25 | 570,398 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 2075 HX Base Yr 2024




1565 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 | | 567,546 |
| TOTAL MARKET OB/XF VALUE | | 1,980 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 869,526 |
| SOH/AGL Deduction | | 110,580 |
| ASSESSED VALUE | | 758,946 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 707,535 |
| TOTAL JUST VALUE | | 869,526 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 857,383 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222148 | | | 03/14/2023 |
| 20222148 | NEW CONSTR | 0 | 06/01/2022 |
| 20183511 | NEW CONSTR | 372,420 | 10/11/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 202645013973 | 5/08/2026 | WD | Q | I | 01 | 925,000 |
| GRANTOR: CICHOWSKI LORRAINE HE | | | | | | |
| GRANTEE: MARTINEZ JAIME AND | | | | | | |
| 2529/1798 | 1/13/2022 | WD | Q | V | 02 | 219,900 |
| GRANTOR: GERRITY JOSEPH & CARR | | | | | | |
| GRANTEE: CICHOWSKI LORRAINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W14 S11 S14 W13 N14 N11 W13 S67 E6 S14 E13 N12 N24 E21 N45 $
FOP=[YR=2024;ORIG=63,21] E13 S14 W13 N14 $
USP=[YR=2024;ORIG=63,10] E13 S11 W13 N11 $
FGR=[YR=2024;ORIG=90,55] W21 S24 E21 N24 $
FOP=[YR=2024;ORIG=50,77] E6 S14 E13 S6 W13 W6 N20 $
STR=[YR=2024;ORIG=50,97] E6 S2 W6 N2 $
.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2024 | 2023 | | 99 | 1,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,980

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 01/30/2024 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS