LOT 31
COASTAL OAKS PBK 8/109

AVERA BRUCE D & DANIELA L/E/
1567 COASTAL OAKS CIR W
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

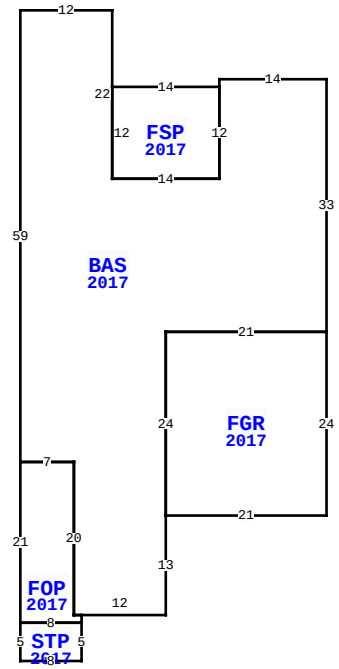
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2017	1,809	393,215
FGR	504	55	2017	277	60,210
FOP	148	30	2017	44	9,564
FSP	168	40	2017	67	14,564
STP	40	10	2017	4	869
TOTALS	2,669			2,201	478,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,201	135.6908	225.25	495,775	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 1809 HX Base Yr 2018



1567 W COASTAL OAKS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		478,423
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		780,363
SOH/AGL Deduction		398,749
ASSESSED VALUE		381,614
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		330,203
TOTAL JUST VALUE		780,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171161	CO ISSUED	0	11/27/2017
20171161	NEW CONSTR	234,510	04/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/1556	7/10/2025	LE	U	I	11	100
GRANTOR: AVERA BRUCE D & DANIE						
GRANTEE: AVERA WESLEY ROBERT						
2615/0862	1/24/2023	QC	U	I	11	100
GRANTOR: AVERA BRUCE D & DANIE						
GRANTEE: AVERA WESLEY ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S1 FSP=[YR=2017] W14 S12 E14 N12$ S12 W14 N22 W12 S59 FOP=[YR=2017] S21 STP=[YR=2017] S5 E8 N5 W8$ E8 N1 W1 N20 W7$ E7 S20 E12 N13 FGR=[YR=2017] E21 N24 W21 S24$ N24 E21 N33$.

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
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS