LOT 35
COASTAL OAKS PBK 8/109

SHAW ANTOINE C & ADRIANNE C
1503 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

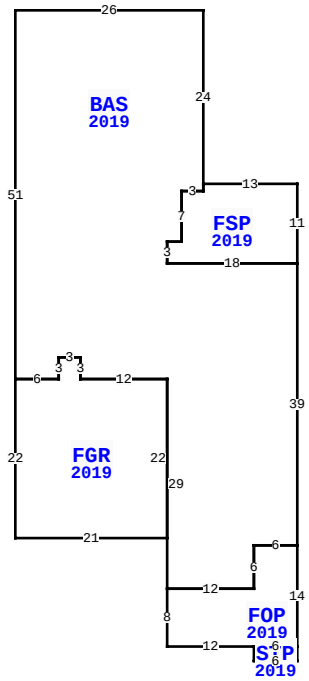
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2019	1,975	417,167
FGR	471	55	2019	259	54,707
FOP	180	30	2019	54	11,407
FSP	179	40	2019	72	15,208
STP	12	10	2019	1	212
TOTALS	2,817			2,361	498,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,361	130.5066	216.64	511,487	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2026 Heated Area: 1975 HX Base Yr



1503 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		498,700
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		798,700
SOH/AGL Deduction		0
ASSESSED VALUE		798,700
TOTAL EXEMPTION VALUE	13	798,700
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		798,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		782,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180557	CO ISSUED	0	01/25/2019
20180557	NEW CONSTR	260,667	02/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2384/1142	8/12/2020	WD	Q	I	01	510,000
GRANTOR: RAINEY TANYA MARIE						
GRANTEE: SHAW ANTOINE C & AD						
2250/1865	1/24/2019	WD	Q	I	01	476,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: RAINEY TANYA MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W13 BAS=[YR=2019] N24 W26 S51 FGR=[YR=2019] S22 E21 N22 W12 N3 W3 S3 W6$ E6 N3 E3 S3 E12 S29 FOP=[YR=2019] S8 E12 STP=[YR=2019] S2 E6 N2 W6$ E6 N14 W6 S6 W12$ E12 N6 E6 N39 W18 N3 E2 N7 E3 N1$ S1 W3 S7 W2 S3 E18 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS