LOT 36
COASTAL OAKS PBK 8/109

BURGESS RONALD & CATHARINA
1505 COASTAL OAKS CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0036-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

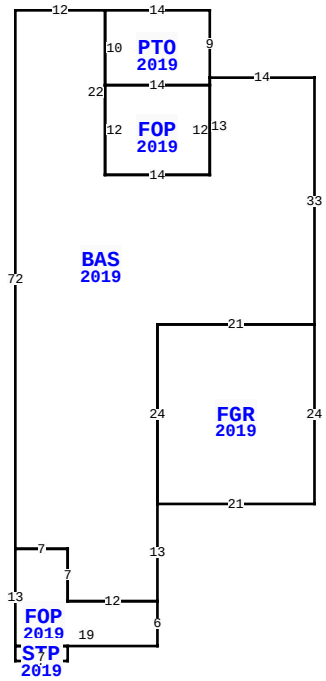
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1210.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2019	1,900	415,182
FGR	504	55	2019	277	60,529
FOP	163	30	2019	49	10,707
FOP	168	30	2019	50	10,926
PTO	140	5	2019	7	1,530
STP	14	10	2019	1	218
TOTALS	2,889			2,284	499,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,284	135.0146	224.12	511,890	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 1900 HX Base Yr 2020



1505 COASTAL OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		499,093
TOTAL MARKET OB/XF VALUE		3,926
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		803,019
SOH/AGL Deduction		443,141
ASSESSED VALUE		359,878
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		303,467
TOTAL JUST VALUE		803,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190586	SCRN ENCL	0	11/05/2019
20172566	NEW CONSTR	248,303	08/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/1871	6/24/2019	WD	Q	I	01	482,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BURGESS RONALD & CA						
2124/1732	5/30/2017	WD	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2019] N9 W14 S10 FOP=[YR=2019] S12E14 N12 W14$ E14 N1$ S13 W14 N22 W12 S72 FOP=[YR=2019] S13 STP=[YR=2019] S2 E7 N2 W7$ E19 N6 W12 N7 W7$ E7 S7 E12 N13 FGR=[YR=2019] 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
5	0911	SCRN RM A	0	100	14	10	140.00	SF	18.00	18.00	100	2019	2019	3	78	1,966	

LAND DESCRIPTION

TOTAL OB/XF 3,926

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