LOT 38
IN OR 2076/1913
COASTAL OAKS PBK 8/109

KEENER DARREN R & CHELSEA L
1509 COASTAL OAKS CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0038-0000

BUILDING CHARACTERISTICS

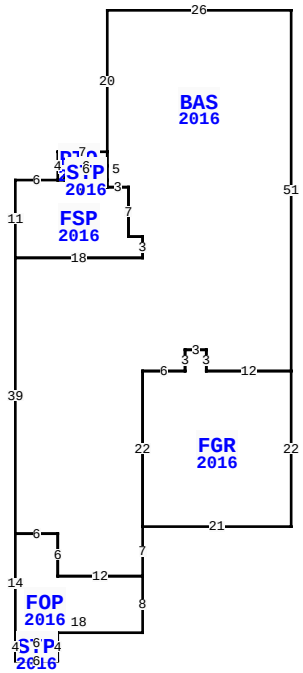
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2016	1,975	404,027
FGR	471	55	2016	259	52,983
FOP	180	30	2016	54	11,046
FSP	179	40	2016	72	14,729
PTO	16	5	2016	1	204
STP	12	10	2016	1	204
STP	24	10	2016	2	409
TOTALS	2,857			2,364	483,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,364	129.0415	214.21	506,392	2016	2016	0	0	0	4.50	95.50

1 SFR CUST 100% - 2019 Heated Area: 1975 HX Base Yr 2019



1509 COASTAL OAKS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		483,604
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		783,604
SOH/AGL Deduction		359,170
ASSESSED VALUE		424,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,023
TOTAL JUST VALUE		783,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160314	CO ISSUED	0	09/30/2016
20160314	NEW CONSTR	252,878	02/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/1913	10/11/2016	WD	Q	I	01	413,800
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: KEENER DARREN R & C						
2076/1910	10/06/2016	WD	Q	V	01	100,000
GRANTOR: W R HOWELL COMPANY						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 S20 PTO=[YR=2016] W7 S4 FSP=[YR=2016] W6 S11 E18 N3 W2 N7 W3 N1 STP=[YR=2016] N2 W6 S2 E6$ W7$ E1 N2 E6 N2$ S5 E3 S7 E2 S3 W18 S39 FOP=[YR=2016] S14 STP=[YR=2016] S4 E6 N4 W6$ E18 N8 W12 N6 W6$ E6 S6 E12 N7 FGR=[YR=2016] 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