LOT 43
IN OR 2168/62
COASTAL OAKS PBK 8/109

HOFFMANN BETH A &/KOTHER MARK A
1533 COASTAL OAKS CIR N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1611-0043-0000

BUILDING CHARACTERISTICS

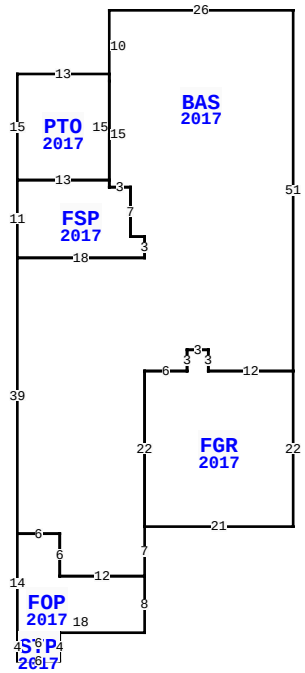
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2017	1,975	395,774
FGR	471	55	2017	259	51,902
FOP	180	30	2017	54	10,822
FSP	179	40	2017	72	14,429
PTO	195	5	2017	10	2,004
STP	24	10	2017	2	400
TOTALS	3,024			2,372	475,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,372	125.0970	207.66	492,570	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2020 Heated Area: 1975 HX Base Yr 2020



1533 N 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		475,330
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		775,330
SOH/AGL Deduction		336,286
ASSESSED VALUE		439,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,633
TOTAL JUST VALUE		775,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		760,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163371	NEW CONSTR	252,878	12/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0062	12/29/2017	WD	Q	I	01	435,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: HOFFMANN BETH A & M						
2074/1541	9/28/2016	SW	Q	V	01	110,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W26 S10 S15 E3 S7 E2 S3 W18 S39 E6 S6 E12 N7 N22 E6 N3 E3 S3 E12 N51 $
FGR=[YR=2017;ORIG=-21,73] E21 N22 W12 N3 W3 S3 W6 S22 $
PTO=[YR=2017;ORIG=-26,9] W13 S15 E13 N15 $
FOP=[YR=2017;ORIG=-39,74] S14 E18 N8 W12 N6 W6 $
FSP=[YR=2017;ORIG=-39,24] S11 E18 N3 W2 N7 W3 N1 W13 $
STP=[YR=2017;ORIG=-39,88] S4 E6 N4 W6 $
.

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 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