LOT 47
COASTAL OAKS PBK 8/109

BISHOP MARC S & CANDACE H
PO BOX 16476
FERNANDINA BEACH, FL 32035

2026

00-00-31-1611-0047-0000

BUILDING CHARACTERISTICS

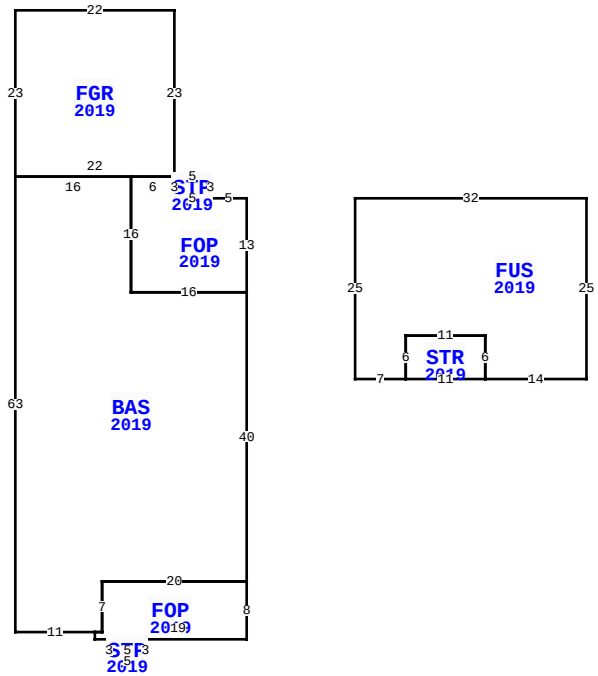
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,620	100	2019	1,620	346,779
FGR	506	55	2019	278	59,509
FOP	161	30	2019	48	10,275
FOP	226	30	2019	68	14,556
FUS	734	100	2019	734	157,121
STP	15	10	2019	2	428
STP	15	10	2019	2	428
STR	66	10	2019	7	1,499
TOTALS	3,343			2,759	590,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,759	132.2592	219.55	605,738	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2023 Heated Area: 2354 HX Base Yr 2023



1558 W 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		590,595
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		890,595
SOH/AGL Deduction		122,881
ASSESSED VALUE		767,714
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		716,303
TOTAL JUST VALUE		890,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		870,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181567	NEW CONSTR	312,076	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0216	6/22/2022	WD	Q	I	01	970,000
GRANTOR: SALVADORI ALBERT CHRI						
GRANTEE: BISHOP MARC S & CAN						
2333/0746	1/16/2020	WD	Q	I	01	540,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SALVADORI ALBERT CH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W5 STP=[YR=2019] N3 W5 FGR=[YR=2019] N23 W22 S23 BAS=[YR=2019] S63 E11 FOP=[YR=2019] S1 E2 STP=[YR=2019] S3 E5 N3 W5$ E19 N8 W20 S7 W1$ E1 N7 E20 N40 W16 N16 W16$ E22 $ S3 E5$ W5 N3 W6 S16 E16 N13$ PTR=E15 FUS=[YR=2019] E32 S25 W14 STR=[YR=2019] W11 N6 E11 S6$ N6 W11 S6 W7 N25$W15$.

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