LOT 5
COASTAL COTTAGES PBK 8/161

BURRIS NICHOLAS W & BONNIE S
1419 COASTAL OAKS DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1612-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

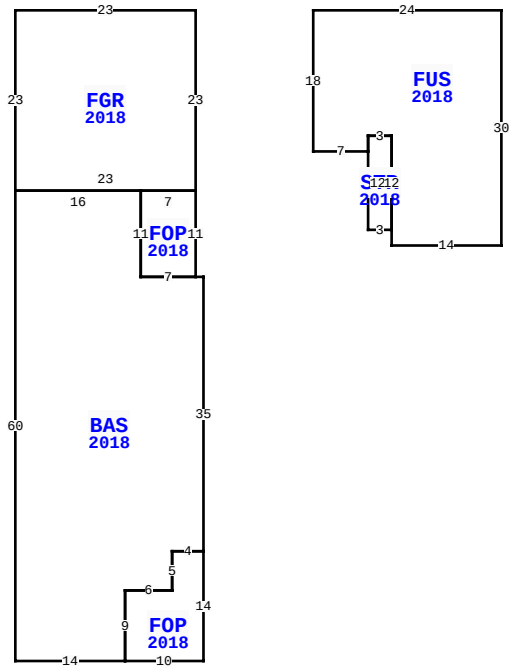
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1211.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2018	1,242	154,243
FGR	529	55	2018	291	36,139
FOP	77	30	2018	23	2,857
FOP	110	30	2018	33	4,098
FUS	594	100	2018	594	73,769
STR	36	10	2018	4	497
TOTALS	2,588			2,187	271,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,187	121.9365	128.03	280,002	2018	2018	0	0	0	3.00	97.00

1 TOWNHOUSE 0% - 2026 Heated Area: 1836 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

1419 COASTAL OAKS DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	271,602
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	230,000
TOTAL MARKET VALUE	501,602
SOH/AGL Deduction	0
ASSESSED VALUE	501,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	501,602
TOTAL JUST VALUE	501,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172737	CO ISSUED	0	08/24/2018
20172737	NEW CONSTR	238,535	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2872/1206	6/01/2026	WD	Q	I	01	589,000
GRANTOR: CAMPBELL CHRISTINE TR						
GRANTEE: BURRIS NICHOLAS W &						
2796/436	6/18/2025	WD	Q	I	02	552,500
GRANTOR: SHERMAN MARY						
GRANTEE: CAMPBELL CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W23 S23 BAS=[YR=2018] S60 E14 FOP=[YR=2018] E10 N14 W4 S5 W6 S9$ N9 E6 N5 E4 N35 W1 FOP=[YR=2018] N11 W7 S11 E7$ W7 N11 W16$ E23 N23$ PTR=E15 FUS=[YR=2018] E24 S30 W14 N2 STR=[YR=2018] W3 N12 E3 S12$ N12 W3 S2 W7 N18$ W15$.

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	0		MU-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	230,000.00	230,000.00	230,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 230,000 Market: 0 Agricultural: 0 Common: 230,000 PRINTED 07/09/2026 BY SYS