LOT 8
PHOENIX WALK PB 5/55

COFFEY ELIZABETH M L/E/
15 ZACHARY COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1635-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

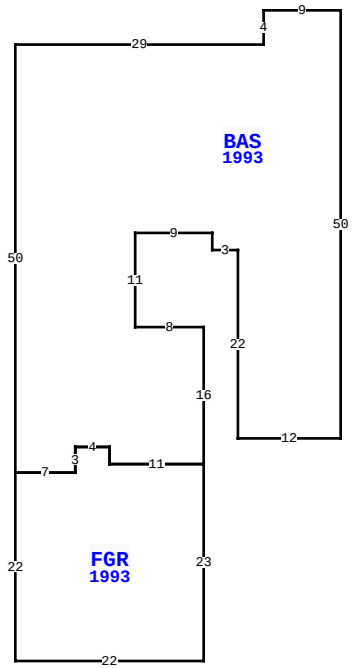
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1074.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1993	1,671	223,006
FGR	507	55	1993	279	37,235
TOTALS	2,178			1,950	260,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,950	159.8743	167.87	327,346	1984	1984	0	0	0	20.50	79.50

1 TOWNHOUSE 100% - 2018 Heated Area: 1671 HX Base Yr 2018



15 ZACHARY CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,240
TOTAL MARKET OB/XF VALUE		922
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		561,162
SOH/AGL Deduction		292,379
ASSESSED VALUE		268,783
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		212,372
TOTAL JUST VALUE		561,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2659/482	8/01/2023	QC	U	I	11	100
GRANTOR: COFFEY ELIZABETH MARI						
GRANTEE: WEBB SETH M						
2096/1491	1/23/2017	WD	U	I	11	100
GRANTOR: RITTER RICHARD S & LE						
GRANTEE: COFFEY RICHARD PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S4 W29 S50 FGR=[YR=1993] S22 E22 N23 W11 N2 W4 S3 W7$ E7 N3 E4 S2 E11 N16 W8 N11 E9 S2 E3 S22 E12 N50$.

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	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	1984	1984	3	20	512	
4	1126	CB/STC 8"	0	100	0	0	125.00	SF	8.00	8.00	100	1985	1985	3	41	410	

LAND DESCRIPTION

TOTAL OB/XF 922

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	000310	C	TOWNHOUSE	100		R-1	39.00	104.00	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