BLOCK 26 LOT 1
EX ESMT PT OR 1899/305
CITY OF FDNA BEACH

KELLY EMMETT COUGHLIN & SHELLY KAY TUTTLE
821 COPPERHEAD CIR
ST AUGUSTINE, FL 32092

2026

00-00-31-1800-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

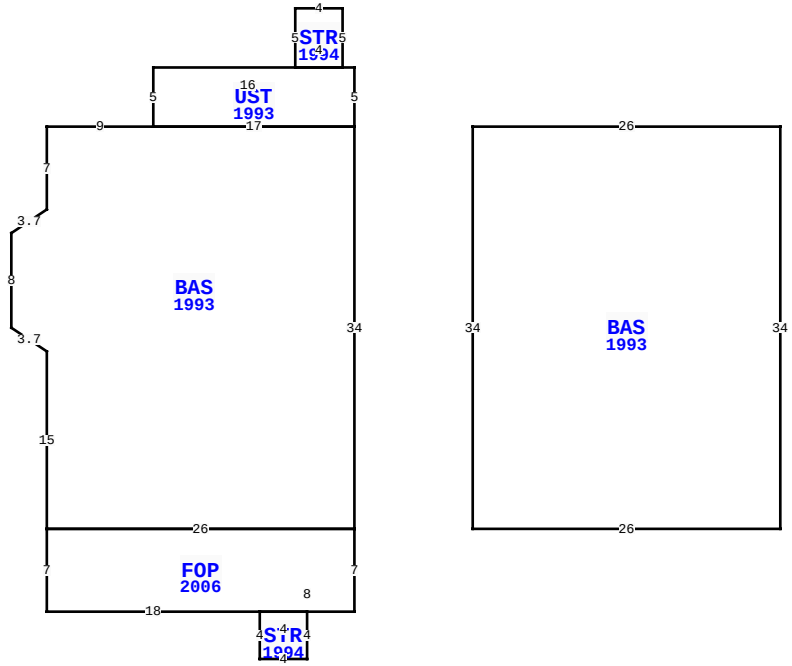
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	264,224
BAS	914	100	1993	914	273,191
FOP	182	30	2006	55	16,440
STR	16	10	1994	2	598
STR	20	10	1994	2	598
UST	85	45	1993	38	11,358
TOTALS	2,101			1,895	566,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	01	1,895	138.5083	229.92	435,698	1900	2020	0	0	130	2.00	130.00

1 SFR CUST 0% - 2024 Heated Area: 1798 HX Base Yr



402 BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	566,407
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	841,407
SOH/AGL Deduction	0
ASSESSED VALUE	841,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	841,407
TOTAL JUST VALUE	841,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	787,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033003	REMOVE/REPAIR WOO	0	04/24/2003
2243	REROOF	600	05/27/1982

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/1123	6/13/2023	WD	Q	I	01	980,000
GRANTOR: FAUX ANGELO & JULIE						
GRANTEE: KELLY EMMETT COUGHL						
2590/0754	9/09/2022	WD	Q	I	01	920,000
GRANTOR: GIBBS PAUL A & ELIZAB						
GRANTEE: FAUZ ANGELO & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W1 STR=[YR=1994] N5W4S5E4$ W16S5 BAS=[YR=1993] W9 S7 L3 D2 S8 D2 R3 S15 FOP=[YR=2006] S7 E18 STR=[YR=1994] S4E4N4W4$ E8N7W26 $ E26 N34 W17 $ E17 N5 $ PTR= E10S5 BAS=[YR=1993] E26S34 W26 N34 $N5W10 $.

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS