LOT 4
IN OR 2131/1105
SHELL COVE PBK 8/150

PORTERFIELD-IZZO PAULA M
2198 SHELL COVE CR
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0004-0000

BUILDING CHARACTERISTICS

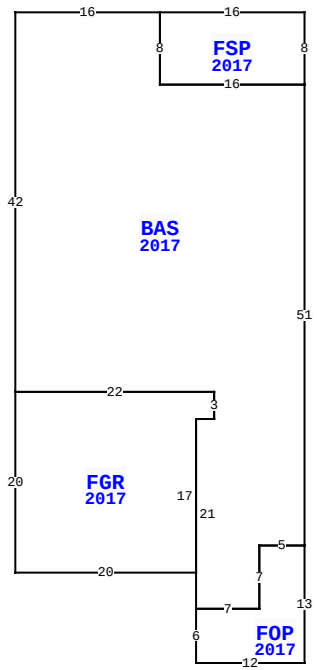
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1,463	276,743
FGR	406	55	223	42,183
FOP	107	30	32	6,053
FSP	128	40	51	9,647
TOTALS	2,104		1,769	334,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,769	135.5200	193.12	341,629	2017	2017	0	0	0	2.05	97.95

1 SFR CUST – 100% - 2018 Heated Area: 1463 HX Base Yr 2018



2198 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,626
TOTAL MARKET OB/XF VALUE		2,064
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		436,690
SOH/AGL Deduction		237,923
ASSESSED VALUE		198,767
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		143,767
TOTAL JUST VALUE		436,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170408	CO ISSUED	0	06/27/2017
20170408	NEW CONSTR	186,859	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/1105	6/21/2017	SW	Q	I	01	329,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: PORTERFIELD-IZZO PA						
2041/1619	4/20/2016	SW	Q	V	05	548,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W16 S42 FGR=[YR=2017] S20 E20 N17 E2 N3 W22$ E22 S3 W2 S21 FOP=[YR=2017] S6 E12 N13 W5 S7 W7$ E7 N7 E5 N51 W16 N8$ S8 E16 N8$.

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	0855	CONC PAVER	0	100	0	0	304.00	SF	7.00	7.00	100	2017	2017	3	97	2,064	

LAND DESCRIPTION

TOTAL OB/XF 2,064

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS