

LOT 17
IN OR 2233/1404
SHELL COVE PBK 8/150

CORTES JOSE F & ISABEL C
2146 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0017-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 80	0500	01	2,532	125.4528	178.77	452,646	2018	2018	0	0	0	1.60	98.40	VALUATION BY STANDARD												
Exterior Wall	16	WD FR STUC 20	1 SFR CUST - 100% - 2019													Heated Area: 2234												
Roof Structure	08	IRREGULAR 100														HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	11	CLAY TILE 60																										
Interior Floor	14	CARPET 40																										
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																										
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	1,448	100	1,448	254,717																								
FGR	400	55	220	38,700																								
FOP	72	30	22	3,870																								
FOP	120	30	36	6,333																								
FUS	786	100	786	138,265																								
PTO	100	5	5	880																								
PTO	200	5	10	1,759																								
STR	52	10	5	880																								
TOTALS			3,178		2,532	445,404																						
EXTRA FEATURES			2146 SHELL COVE CR, FERNANDINA BEACH																									
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												
1	0855	CONC PAVER	0 100	0	0	275.00	SF	7.00	7.00	100	2018	2018	3	98	1,887													
2	0810	CONCRETE A	0 100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	98	191													
3	0462	ST/AL FNC	0 100	0	0	384.00	SF	10.00	10.00	100	2018	2018	3	90	3,456													
4	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	95	4,195													
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285													
6	0911	SCRN RM A	0 100	0	0	300.00	SF	17.50	17.50	100	2019	2019	3	90	4,725													
TOTAL OB/XF 14,739																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.10	100,000.00	110,000.00	110,000											
REVIEW DATE 06/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																												