

BEIRNES LYNETTE PAIGE & PAUL MITCHELL  
86056 SHELTER ISLAND DR  
FERNANDINA BEACH, FL 32034

# 2024



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                     |                      |                      |     |          |          |       |                | MARKET ADJUSTMENTS                        |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY    |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|----------------------|----------------------|-----|----------|----------|-------|----------------|-------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|---------------------------|------|-------|-----------------------|--------|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                 |                  |                     |                      |                      |     |          |          |       |                | VALUATION SUMMARY                         |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1               |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                      | CD               |                     |                      |                      |     |          |          |       |                | TYPE                                      | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                           |      | NORM  | % COND                |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 16               | WD FR STUC 90       |                      |                      |     |          |          |       |                | 0900                                      | 01      | 3,436       | 116.5962    | 145.75         | 500,797         | 2004           | 2009       |                             | 0    | 0                         | 7.00 | 93.00 | VALUATION BY STANDARD |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 21               | STONE 10            |                      |                      |     |          |          |       |                | 1 SNGL FAM - 100% - 2021                  |         |             |             |                |                 |                |            |                             |      | Heated Area: 2809         |      |       |                       |        |  |  |  |  |  | HX Base Yr 2021 |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100       |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | Tax Group: 4              |      |       |                       |        |  |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100      |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | BUILDING MARKET VALUE     |      |       |                       |        |  |  |  |  |  | 465,741         |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100         |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | TOTAL MARKET OB/XF VALUE  |      |       |                       |        |  |  |  |  |  | 17,443          |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 60        |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | TOTAL LAND VALUE - MARKET |      |       |                       |        |  |  |  |  |  | 127,500         |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 14               | CARPET 40           |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | TOTAL MARKET VALUE        |      |       |                       |        |  |  |  |  |  | 610,684         |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100         |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | SOH/AGL Deduction         |      |       |                       |        |  |  |  |  |  | 205,932         |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100      |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | ASSESSED VALUE            |      |       |                       |        |  |  |  |  |  | 404,752         |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 5                | 100                 |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | TOTAL EXEMPTION VALUE     |      |       |                       |        |  |  |  |  |  | HX HB 50,000    |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 4                | 100                 |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | BASE TAXABLE VALUE        |      |       |                       |        |  |  |  |  |  | 354,752         |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100      |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      | TOTAL JUST VALUE          |      |       |                       |        |  |  |  |  |  | 610,684         |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                      | 1.5              | 1.5 100             |                      |                      |     |          |          |       |                | NCON VALUE                                |         |             |             |                |                 |                |            |                             |      | 0                         |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 0                | 100                 |                      |                      |     |          |          |       |                | INCOME VALUE                              |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                    | 00               | NONE 100            |                      |                      |     |          |          |       |                | PREVIOUS YEAR MKT VALUE                   |         |             |             |                |                 |                |            |                             |      | 590,384                   |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                      |                  | 04 Quality Level 04 |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                     |                  | 0100 SINGLE FAMILY  |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                      |                  |                     |                      |                      |     |          |          |       |                | MKT AREA                                  |         |             |             |                |                 |                |            |                             |      | 04                        |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                             |                  | 4043.00             |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE         | TOT ADJ AREA         | SUBAREA MARKET VALUE |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 2,377            | 100                 | 2,377                | 322,197              |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| DCK                                                                                                                                          | 356              | 10                  | 36                   | 4,880                |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 786              | 55                  | 432                  | 58,557               |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 162              | 30                  | 49                   | 6,642                |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                          | 256              | 40                  | 102                  | 13,826               |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 432              | 100                 | 432                  | 58,557               |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                          | 12               | 5                   | 1                    | 136                  |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                          | 140              | 5                   | 7                    | 949                  |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  | 4,521               |                      | 3,436                |     | 465,741  |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                     |                      |                      |     |          |          |       |                | 86056 SHELTER ISLAND DR, 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                                                                                                                                            | 0500             | FP-PRE FAB          | 0                    | 100                  | 0   | 0        | 1.00     | UT    | 3,500.00       | 3,500.00                                  | 100     | 2004        | 2004        | 3              | 88              | 3,080          |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0812             | CONCRETE C          | 0                    | 100                  | 0   | 0        | 1,716.00 | SF    | 4.00           | 4.00                                      | 100     | 2004        | 2004        | 3              | 84              | 5,766          |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                            | 0462             | ST/AL FNC           | 0                    | 100                  | 0   | 0        | 896.00   | SF    | 10.00          | 10.00                                     | 100     | 2011        | 2011        | 3              | 64              | 5,734          |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0463             | FENCE GATE          | 0                    | 100                  | 0   | 0        | 2.00     | UT    | 300.00         | 300.00                                    | 100     | 2011        | 2011        | 3              | 81              | 486            |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0911             | SCRN RM A           | 0                    | 100                  | 14  | 10       | 140.00   | SF    | 17.50          | 17.50                                     | 100     | 2022        | 2022        | 3              | 97              | 2,377          |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                     |                      |                      |     |          |          |       |                | TOTAL OB/XF                               |         |             |             |                |                 |                |            |                             |      | 17,443                    |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                            | 000135           | C                   | SFR CNSVTN           | 100                  |     | PUD      | 0.00     | 0.00  | 1.00           | LT                                        |         | 1.00        | 1.00        | 1.00           | 127,500.00      | 127,500.00     | 127,500    |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 03/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS |                  |                     |                      |                      |     |          |          |       |                |                                           |         |             |             |                |                 |                |            |                             |      |                           |      |       |                       |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |