

HAYES BRADLEY N
2150 SHELL COVE CR
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1011.500

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6251001,625308,499

FGR2525513926,388

FOP13530407,594

FSP12840519,682

TOTALS2,1401,855352,164

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000250.00SF7.007.00100201820183971,698

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100R-20.000.001.00LT1.001.001.10140,000.00154,000.00154,000

REVIEW DATE03/13/2024BYKBA

Total Acres: 0.00Total Land Value: 154,000Market: 0Agricultural: 0Common: 154,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500011,855129.1444193.72359,35120182018002.0098.00

1 SFR CUST - 100% - 2022Heated Area: 1625HX Base Yr 2022

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

03/26/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE352,164

TOTAL MARKET OB/XF VALUE1,698

TOTAL LAND VALUE - MARKET154,000

TOTAL MARKET VALUE507,862

SOH/AGL Deduction86,171

ASSESSED VALUE421,691

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE371,691

TOTAL JUST VALUE507,862

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE447,970

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2186/10513/27/2018SWQI01414,900

GRANTOR: ARTISAN HOMES LLC

GRANTEE: HAYES BRADLEY N

2132/01476/05/2017SWQV05292,000

GRANTOR: ROBINSON CREEK 34 LLC

GRANTEE: ARTISAN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] W16 S8 E16 N8\$ S8 W16 S53
FOP=[YR=2018] S10 E20 N5 W13 N5 W7\$ E7 S5 E13 N6
FGR=[YR=2018] E12 N20 W12 S1 W3 S4 E3 S15\$ N15 W3 N4 E3 N1
E12 N40\$.