

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

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

2024

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
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
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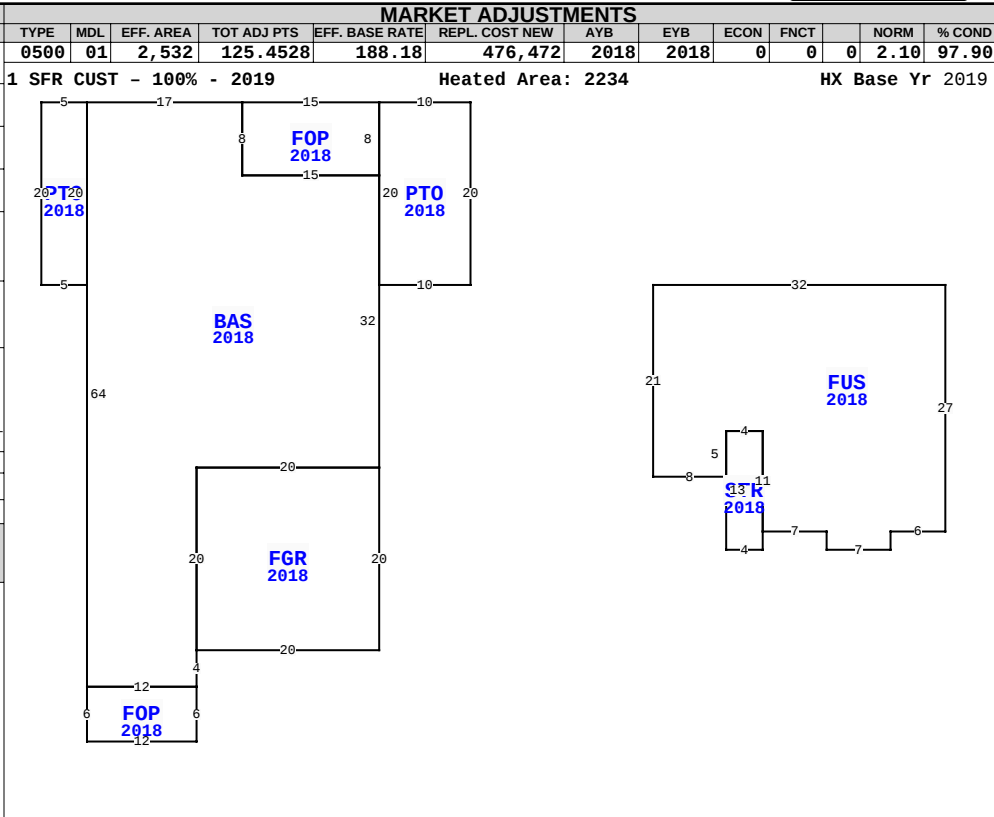
NEIGHBORHOOD/LOC	1011.500
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1,448	266,763
FGR	400	55	220	40,531
FOP	72	30	22	4,053
FOP	120	30	36	6,632
FUS	786	100	786	144,803
PTO	100	5	5	921
PTO	200	5	10	1,842
STR	52	10	5	921

TOTALS	3,178		2,532	466,466
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	275.00	SF	7.00	
2	0810	CONCRETE A	0 100	0	0	30.00	SF	6.50	
3	0462	ST/AL FNC	0 100	0	0	384.00	SF	10.00	
4	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
6	0911	SCRN RM A	0 100	0	0	300.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	1.00



2146 SHELL COVE CR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	97	1,867	
2	0810	CONCRETE A	0 100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0462	ST/AL FNC	0 100	0	0	384.00	SF	10.00	10.00	100	2018	2018	3	87	3,341	
4	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	94	4,151	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
6	0911	SCRN RM A	0 100	0	0	300.00	SF	17.50	17.50	100	2019	2019	3	86	4,515	

TOTAL OB/XF										14,345									
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
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	140,000.00	154,000.00	154,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE										466,466									
TOTAL MARKET OB/XF VALUE										14,345									
TOTAL LAND VALUE - MARKET										154,000									
TOTAL MARKET VALUE										634,811									
SOH/AGL Deduction										343,230									
ASSESSED VALUE										291,581									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										241,581									
TOTAL JUST VALUE										634,811									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										570,143									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190036	SCRNROOM	0	01/15/2019
20172236	CO ISSUED	0	02/20/2018
20172236	NEW CONSTR	281,346	07/21/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2233/1404	10/26/2018	SW	Q	I	02	454,900	
GRANTOR:ARTISAN HOMES LLC							
GRANTEE:CORTES JOSE F & IS							
2124/1711	6/06/2017	SW	Q	V	05	296,000	
GRANTOR:ROBINSON CREEK 34 LLC							
GRANTEE:ARTISAN HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2018] W10 FOP=[YR=2018] W15 BAS=[YR=2018] W17 PTO=[YR=2018] W5 S20 E5 N20\$ S64 FOP=[YR=2018] S6 E12 N6 W12 \$ E12 N4 FGR=[YR=2018] E20 N20 W20 S20\$ N20 E20 N32 W15 N8\$ S8 E15 N8\$ S20 E10 N20\$ PTR=E20 S20 FUS=[YR=2018] E32 S27 W6 S2 W7 N2 W7 STR=[YR=2018] S2 W4 N13 E4 S11 \$ N11 W4 S5 W8 N21\$ N20 W20\$.									