S1/2 OF LOT 215
IN OR 1767/1124
GA FDNA BEACH 2 UNR

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

2025

00-00-31-134B-0215-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

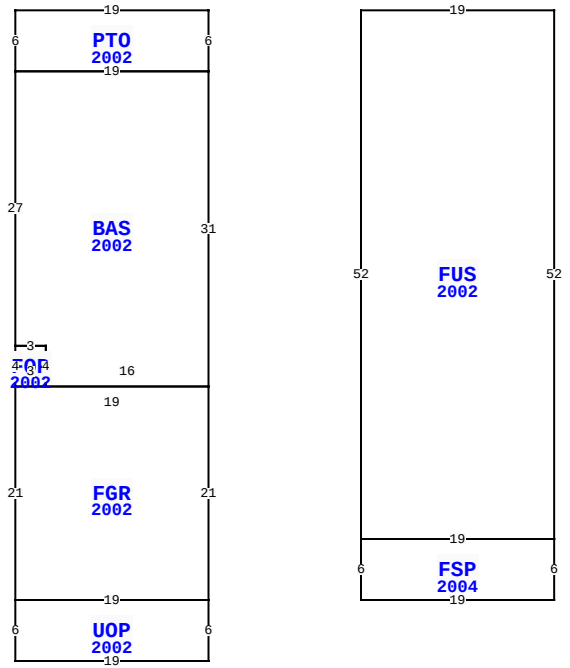
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	577	100	2002	577	93,668
FGR	399	55	2002	219	35,552
FOP	12	30	2002	4	650
FSP	114	40	2004	46	7,467
FUS	988	100	2002	988	160,388
PTO	114	5	2002	6	974
UOP	114	20	2002	23	3,734
TOTALS	2,318			1,863	302,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,863	182.3976	182.40	339,811	2002	2002	0	0	0	11.00	89.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1565 HX Base Yr



427 N FLETCHER AV A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

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	1131	REINFR 8	0	0	56	5	280.00	SF	6.30	6.30	100	2002	2002	3	94	1,658	
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2002	2002	3	80	640	
3	0810	CONCRETE A	0	0	0	0	523.00	SF	6.50	6.50	100	2002	2002	3	80	2,720	
4	1243	WD DECK F	0	0	3	3	9.00	SF	8.00	8.00	100	2002	2002	3	20	14	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	55	165	
6	0476	VF 6 SBPL	0	0	0	0	69.00	LF	32.00	32.00	100	2002	2002	3	55	1,214	
7	0476	VF 6 SBPL	0	0	0	0	20.00	LF	16.00	16.00	100	2002	2002	3	55	176	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,432
TOTAL MARKET OB/XF VALUE	6,587
TOTAL LAND VALUE - MARKET	165,625
TOTAL MARKET VALUE	474,644
SOH/AGL Deduction	0
ASSESSED VALUE	474,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,644
TOTAL JUST VALUE	474,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101784	RESTUCCO	10,000	10/15/2010
20020894	H/AC	4,000	05/24/2002
20012231	NEW CONSTR	5,000	10/11/2001
20011911	XFOB	4,000	08/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/1236	12/17/2021	WD	Q	I	01	770,000
GRANTOR: ATKINS BERNARD R						
GRANTEE: HAYES BRADLEY N						
1767/1124	12/02/2011	WD	Q	I	02	267,142
GRANTOR: BELZ JUDITH A						
GRANTEE: ATKINS BERNARD R &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W19 S6 BAS=[YR=2002] S27 FOP=[YR=2002] S4 FGR=[YR=2002] S21 UOP=[YR=2002] S6 E19 N6 W19 $ E19 N21 W19 $ E3 N4 W3 $ E3 S4 E16 N31 W19 $ E19 N6 $ PTR= E15 FUS=[YR=2002] E19 S52 FSP=[YR=2004] S6 W19 N6 E19 $ W19 N52 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,587

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	RES	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.25	5,300.00	6,625.00	165,625							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,625 Market: 0 Agricultural: 0 Common: 165,625 PRINTED 07/30/2025 BY SYS