LOT 7
IN OR 2219/708
SHELL COVE PBK 8/150

SCHOENWALD CARL HERMAN
2186 SHELL COVE CR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0007-0000

BUILDING CHARACTERISTICS

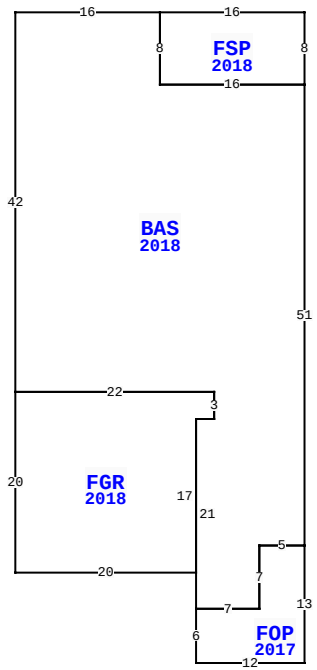
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	2018	1,463	305,027
FGR	406	55	2018	223	46,494
FOP	107	30	2017	32	6,671
FSP	128	40	2018	51	10,633
TOTALS	2,104			1,769	368,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,769	135.4100	213.95	378,478	2018	2018	0	0	0	2.55	97.45

1 SFR CUST – 100% - 2019 Heated Area: 1463 HX Base Yr 2019



2186 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		368,827
TOTAL MARKET OB/XF VALUE		1,765
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		520,592
SOH/AGL Deduction		193,719
ASSESSED VALUE		326,873
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		271,151
TOTAL JUST VALUE		520,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180760	CO ISSUED	0	08/17/2018
20180760	NEW CONSTR	192,611	03/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0708	8/13/2018	SW	Q	I	02	330,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SCHOENWALD CARL HER						
2179/0564	2/21/2018	WD	Q	V	05	462,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E20 N17 E2 N3 W22$ E22 S3 W2 S21 FOP=[YR=2017] S6 E12 N13 W5 S7 W7$ E7 N7 E5 N51 W16 N8$ S8 E16 N8$.

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	0855	CONC PAVER	0	100	0	0	260.00	SF	7.00	7.00	100	2018	2018	3	97	1,765	

LAND DESCRIPTION

TOTAL OB/XF 1,765

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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS