

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

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

2025

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

NEIGHBORHOOD/LOC 1011.500

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	2018	1,448	279,560
FGR	400	55	2018	220	42,474
FOP	72	30	2018	22	4,248
FOP	120	30	2018	36	6,950
FUS	786	100	2018	786	151,750
PTO	100	5	2018	5	965
PTO	200	5	2018	10	1,930
STR	52	10	2018	5	965

TOTALS 3,178 2,532 488,844

EXTRA FEATURES

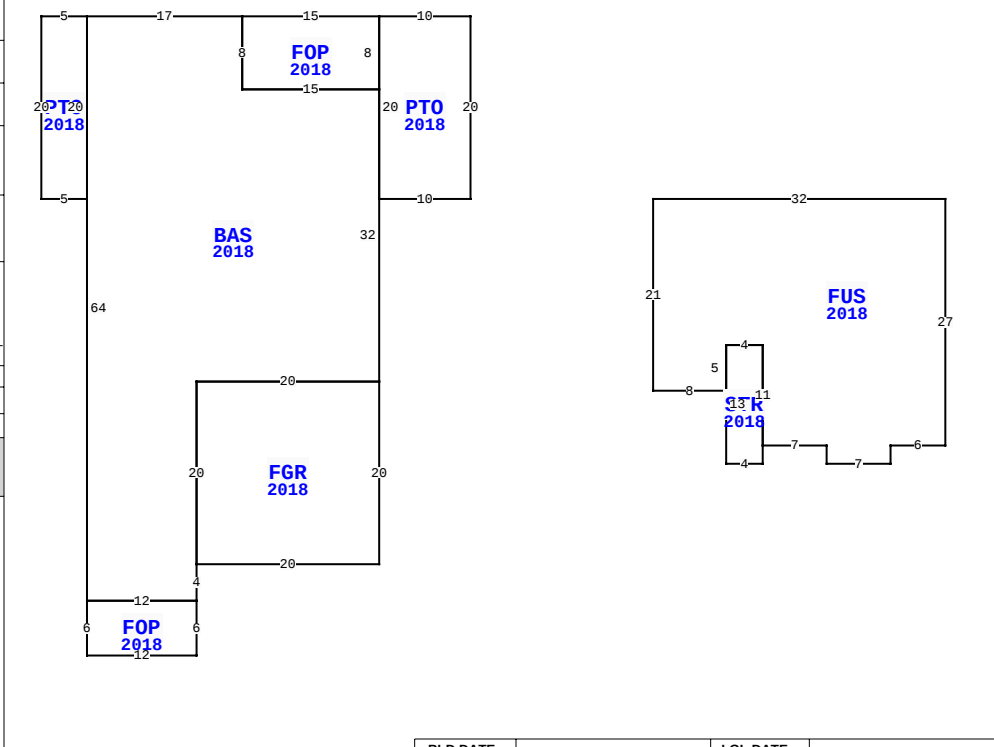
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	275.00	SF	7.00	7.00	100	2018	2018	3	97	1,867	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2018	2018	3	97	189	
3	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2018	2018	3	84	3,226	
4	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	92	4,063	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
6	0911	SCRN RM A	0	100	0	0	300.00	SF	17.50	17.50	100	2019	2019	3	82	4,305	

LAND DESCRIPTION

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	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 06/04/2019 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,532	125.4528	198.22	501,893	2018	2018	0	0	0	2.60	97.40
1 SFR CUST - 100% - 2019					Heated Area: 2234				HX Base Yr 2019			



2146 SHELL COVE CR, FERNANDINA BEACH

TOTAL OB/XF													
13,926													

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		488,844	
TOTAL MARKET OB/XF VALUE		13,926	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		652,770	
SOH/AGL Deduction		352,733	
ASSESSED VALUE		300,037	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		249,315	
TOTAL JUST VALUE		652,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		634,811	

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\$.

Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS