

LATHBURY GINA KING/ASHLEY LAURA S
2199 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90

Exterior Wall14WD SHINGLE 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1011.500

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,62510020171,625331,866

FGR25255201713928,387

FOP128302017387,761

FOP135302017408,169

TOTALS2,1401,842376,182

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500011,842133.3200210.65388,01720172017003.0596.95

1 SFR CUST - 100% - 2018Heated Area: 1625HX Base Yr 2018

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE376,182

TOTAL MARKET OB/XF VALUE1,747

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE527,929

SOH/AGL Deduction237,950

ASSESSED VALUE289,979

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE239,257

TOTAL JUST VALUE527,929

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE500,735

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2155/195910/31/2017SWQI01335,900

GRANTOR: ARTISAN HOMES LLC

GRANTEE: LATHBURY GINA KING

2041/16194/20/2016SWQV05548,000

GRANTOR: ROBINSON CREEK 34 LLC

GRANTEE: ARTISAN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8\$ S8 W16 S53
FOP=[YR=2017] S10 E20 N5 W13 N5 W7\$ E7 S5 E13 N6
FGR=[YR=2017] E12 N20 W12 S1 W3 S4 E3 S15\$ N15 W3 N4 E3 N1
E12 N40\$.

EXTRA FEATURES

2199 SHELL COVE CR, FERNANDINA BEACH

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000260.00SF7.007.00100201720173961,747

TOTAL OB/XF1,747

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCENT RES100R-20.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE03/13/2024BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 07/30/2025 BY SYS