LOT 212
IN OR 2197/135
NORTH HAMPTON PHASE 1 PB 6/215

WYATT STEPHEN/REDMOND-WYATT CATHERINE
86149 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0212-0000

BUILDING CHARACTERISTICS

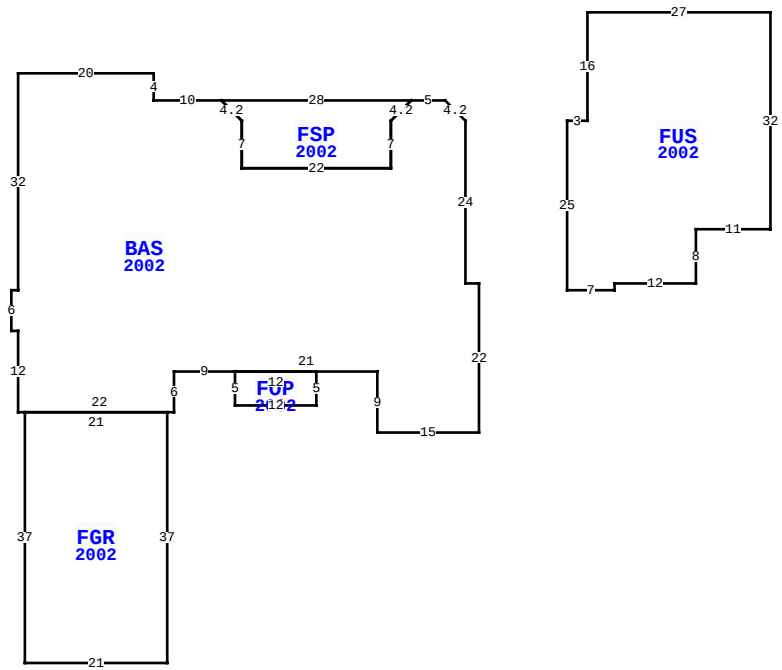
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,792	100	2002	2,792	354,231
FGR	777	55	2002	427	54,175
FOP	60	30	2002	18	2,283
FSP	229	40	2002	92	11,672
FUS	1,071	100	2002	1,071	135,882
TOTALS	4,929			4,400	558,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,400	103.1360	143.36	630,784	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 0% - 0 Heated Area: 3863 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

86149 SHELTER ISLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	558,244
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	688,684
SOH/AGL Deduction	34,367
ASSESSED VALUE	654,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	654,317
TOTAL JUST VALUE	688,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0135	5/17/2018	WD	Q	I	02	410,000
GRANTOR: COPELAND TERRY S ET A						
GRANTEE: WYATT STEPHEN & CAT						
2098/1935	1/31/2017	FJ	U	I	11	0
GRANTOR: BOND PATRICIA S EST						
GRANTEE: REVOCABLE INTER VIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] L3 U3 W5 FSP=[YR=2002] W28 D3 R3 S7 E22 N7 R3 U3 $ D3 L3 S7 W22 N7 U3 L3 W10 N4 W20 S32 W1 S6 E1 S12 E1 FGR=[YR=2002] S37 E21 N37 W21 $ E22 N6 E9 FOP=[YR=2002] S5 E12 N5 W12 $ E21 S9 E15 N22 W2 N24 $ PTR= E15
FUS=[YR=2002] E3 N16 E27 S32 W11 S8 W12 S1 W7 N25 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS