

BEIRNES LYNETTE PAIGE & PAUL MITCHELL
86056 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0222-0000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame Stories	02	WOOD FRAME 100
Units	1.5	1.5 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,377	100
DKC	356	10
FGR	786	55
FOP	162	30
FSP	256	40
FUS	432	100
PTO	12	5
PTO	140	5
TOTALS	4,521	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,436	111.0440	154.35	530,347	2004	2004	0	0	10.50	89.50

1 SNGL FAM 100% - 2025 Heated Area: 2809 HX Base Yr 2025

PTO
2022

DCK
2021

FSP
2004

BAS
2004

FGR
2004

FUP
2004

FUS
2004

MARKET ADJUSTMENTS											
BLD DATE	XC DATE	INC DATE	BLD DATE	XC DATE	INC DATE	BLD DATE	XC DATE	INC DATE	BLD DATE	XC DATE	INC DATE
03/29/2023			03/29/2023			03/29/2023			03/29/2023		

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
5	0911	SCRN RM A	0	100	14	140.00	SF	18.00	18.00	100	2022	2022	3	90	2,268	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						474,661					
TOTAL MARKET OB/XF VALUE						5,278					
TOTAL LAND VALUE - MARKET						127,500					
TOTAL MARKET VALUE						607,439					
SOH/AGL Deduction						290,499					
ASSESSED VALUE						316,940					
TOTAL EXEMPTION VALUE						HX HB 51,411					
BASE TAXABLE VALUE						265,529					
TOTAL JUST VALUE						607,439					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						620,317					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2707/342	4/18/2024	WD	Q	I	01	663,500

GRANTOR: KOVATS LIVING TRUST

GRANTEE: BEIRNES LYNETTE PAI

2451/1735 4/08/2021 WD U I 11 100

GRANTOR: KOVATS WALTER A & FRA

GRANTEE: KOVATS LIVING TRUST

BUILDING NOTES											
BAS=[YR=2004] W19 DCK=[YR=2021] N16 W5 N3 W12 S3 W3 S2											
PTO=[YR=2022] W10 S14 E10 N14\$S14 E20\$ FSP=[YR=2004] W29 S4											
E3 S7 E16 N1 E1 N2 E2 N2 E7 N6\$ S6 W7 S2 W2 S2 W1 S1W16 N7 W3											
N4 W9 S4 W3 S41 E6 N2 E4 FOP=[YR=2004] S6 E12 PTO=[YR=2004]											
S2 E6 N2 W6 \$ E15 FGR=[YR=2004] S33 E11 N2 E11 N34 W5 S2 W7											
N5 W10S6 \$ N6 W27 \$ E37 S5 E7 N2 E6 N46\$ PTR= E15											
FUS=[YR=2004] E21 S20W18 S4 W3 N24 \$ W15 \$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

TOTAL OB/XF											
5,278											

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											