

LANGILL LAURIE A
2210 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0001-0000

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 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
 0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1011.500

TOTALS2,1041,756331,892

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

0500011,756135.4100192.96338,83820172017002.0597.95

HEATED AREA: 1463

HX Base Yr 2020

FOP 2017

BAS 2017

FGR 2017

FOP 2017

MARKET ADJUSTMENTS

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000360.00SF7.007.00100201720173972,444

LAND DESCRIPTIONTOTAL OB/XF2,444

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE01/05/2018BY DJTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE331,892

TOTAL MARKET OB/XF VALUE2,444

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE434,336

SOH/AGL Deduction128,192

ASSESSED VALUE306,144

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE256,144

TOTAL JUST VALUE434,336

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE384,189

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2276/05995/09/2019WDDQI01373,000

GRANTOR: WILLETTE MARK T & DEI

GRANTEE: LANGILL LAURIE A

2165/114912/15/2017SWDQI02327,500

GRANTOR: ARTISAN HOMES LLC

GRANTEE: WILLETTE MARK T & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8\$ S8 W16 S51
FOP=[YR=2017] S13 E12 N6 W7 N7 W5\$ E5 S7 E7 N4 FGR=[YR=2017]
E20 N20 W22 S3 E2 S17\$ N17 W2 N3 E22 N42\$.