LOT 3
SHELL COVE PBK 8/150

**HORNER CHARLES R III & HOLLY A**
3 WINSTON CIRCLE
HORSHAM, PA 19044

**2023**

**27-3N-28-1192-0003-0000**

## BUILDING CHARACTERISTICS

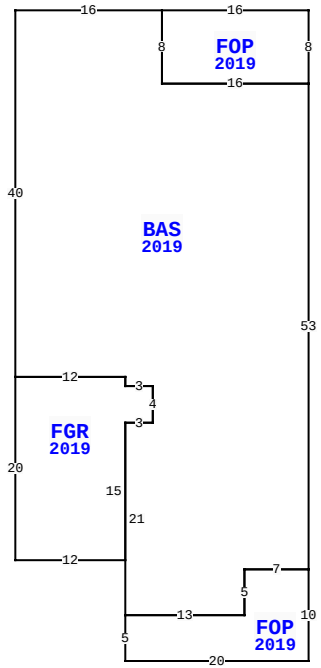
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 14 | WD SHINGLE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,625 | 100 | 1,625 | 290,105 |
| FGR | 252 | 55 | 139 | 24,815 |
| FOP | 128 | 30 | 38 | 6,784 |
| FOP | 135 | 30 | 40 | 7,141 |
| TOTALS | 2,140 | | 1,842 | 328,844 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,842 | 126.6100 | 180.42 | 332,334 | 2019 | 2019 | 0 | 0 | 0 | 1.05 | 98.95 |

1 SFR CUST – 0% - 0 Heated Area: 1625 HX Base Yr




2202 SHELL COVE CR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 328,844 |
| TOTAL MARKET OB/XF VALUE | 2,238 |
| TOTAL LAND VALUE - MARKET | 100,000 |
| TOTAL MARKET VALUE | 431,082 |
| SOH/AGL Deduction | 56,429 |
| ASSESSED VALUE | 374,653 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 374,653 |
| TOTAL JUST VALUE | 431,082 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 381,444 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20183007 | NEW CONSTR | 212,336 | 08/29/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2269/1191 | 4/16/2019 | SW | Q | I | 01 | 346,200 |
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: HORNER CHARLES R II | | | | | | |
| 2041/1619 | 4/20/2016 | SW | Q | V | 05 | 548,000 |
| GRANTOR: ROBINSON CREEK 34 LLC | | | | | | |
| GRANTEE: ARTISAN HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W16 BAS=[YR=2019] W16 S40 FGR=[YR=2019] S20 E12 N15 E3 N4 W3 N1 W12$ E12 S1 E3 S4 W3 S21 FOP=[YR=2019] S5 E20 N10 W7 S5 W13$ E13 N5 E7 N53 W16 N8$ S8 E16 N8$.

## 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 323.00 | SF | 7.00 | 7.00 | 100 | 2019 | 2019 | 3 | 99 | 2,238 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,238

| 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 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

REVIEW DATE 06/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS