

LOT 9
SHELL COVE PBK 8/150

RDG ENTERPRISES LLC
5140 VENICE AVE
HAMMONTON, NJ 08037

2023

27-3N-28-1192-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2									
Exterior Wall	10	ABOVE AVG 90	0500	01	1,842	137.6100	196.09	361,198	2019	2019	0	0	1.05	98.95	VALUATION SUMMARY									
Exterior Wall	14	WD SHINGLE 10	1 SFR CUST - 0% - 0												Heated Area: 1625									
Roof Structur	03	GABLE/HIP 100													HX Base Yr									
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 100																						
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	315,300																				
FGR	252	55	139	26,971																				
FOP	128	30	38	7,373																				
FOP	135	30	40	7,762																				
TOTALS			2,140	1,842	357,405																			
EXTRA FEATURES					2178 SHELL COVE CR, FERNANDINA BEACH																			
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	0855	CONC PAVER	0 0	0 0	230.00	SF	10.00	10.00	100	2019	2019	3	99	2,277										
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	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 02/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																								