LOT 10
IN OR 2167/952
SHELL COVE PBK 8/150

SULLIVAN MICHAEL E JR & DEBORAH A
235 WATERS LAKE DRIVE
WOODSTOCK, GA 30188

2023

27-3N-28-1192-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

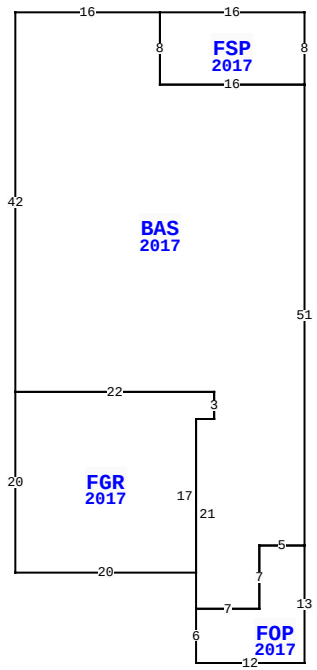
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,463	100	1,463	276,513
FGR	406	55	223	42,148
FOP	107	30	32	6,048
FSP	128	40	51	9,639
TOTALS	2,104		1,769	334,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,769	135.4100	192.96	341,346	2017	2017	0	0	0	2.05	97.95

1 SFR CUST – 0% - 0 Heated Area: 1463 HX Base Yr



2174 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	334,348
TOTAL MARKET OB/XF VALUE	6,313
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	440,661
SOH/AGL Deduction	57,715
ASSESSED VALUE	382,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,946
TOTAL JUST VALUE	440,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172021	CO ISSUED	0	12/27/2017
20172012	NEW CONSTR	188,841	06/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0952	12/28/2017	SW	Q	I	02	339,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: SULLIVAN MICHAEL E						
2124/1711	6/06/2017	SW	Q	V	05	296,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W16 S42 FGR=[YR=2017] S20 E20 N17 E2 N3 W22$ E22 S3 W2 S21 FOP=[YR=2017] S6 E12 N13 W5 S7 W7$ E7 N7 E5 N51 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	326.00	SF	7.00	7.00	100	2017	2017	3	97	2,214	
2	0476	VF 6 SBPL	0	0	120	0	120.00	LF	32.00	32.00	100	2021	2021	3	99	3,802	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 6,313

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 01/05/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS