

LOT 11
IN OR 2172/1471
SHELL COVE PBK 8/150

HARRIS STEPHEN R III
2170 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0011-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	14	WD SHINGLE 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	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	312,114
FGR	252	55	139	26,698
FOP	128	30	38	7,298
FOP	135	30	40	7,683
TOTALS	2,140		1,842	353,793

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	137.6100	196.09	361,198	2017	2017	0	0	2.05	97.95

1 SFR CUST - 100% - 2019

Heated Area: 1625

HX Base Yr 2019

The site map shows a property with several labeled areas and dimensions. The 'FOP 2017' label appears in three locations: a small rectangular area at the top left, a larger rectangular area at the bottom left, and a small rectangular area in the center-right. The 'BAS 2017' label is located in the large central rectangular area. The 'FGR 2017' label is located in a small rectangular area on the right side. Dimensions are provided for various sections of the property, including 16, 8, 16, 40, 53, 12, 3, 3, 15, 20, 12, 7, 5, 13, 5, 20, 10, 6, and 12.

BLD DATE	LGL DATE
XF DATE	LAND DATE