

MEANS BETTY N L/E/
2162 SHELL COVE DR
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0013-0000

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 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame Stories Units1.5WOOD FRAME 100
1.5100
0100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1011.500

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,3591001,359238,434

FGR2765515226,668

FOP10230315,439

FSP11040447,719

FUS606100606106,322

PTO120561,053

STR561061,053

TOTALS2,6292,204386,687

MARKET ADJUSTMENTS

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

0500012,204125.6948179.12394,78020172017002.0597.95

1 SFR CUST - 100% - 2022Heated Area: 1965HX Base Yr 2022

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10855CONC PAVER010000385.00SF7.007.00100201720173972,614

LAND DESCRIPTIONTOTAL OB/XF2,614

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

1000100CSFR1000.000.001.00LT1.001.001.10100,000.00110,000.00110,000

REVIEW DATE07/26/2017BYDJTotal Acres: 0.00Total Land Value: 110,000Market: 0Agricultural: 0Common: 110,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE386,687

TOTAL MARKET OB/XF VALUE2,614

TOTAL LAND VALUE - MARKET110,000

TOTAL MARKET VALUE499,301

SOH/AGL Deduction45,295

ASSESSED VALUE454,006

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE404,006

TOTAL JUST VALUE499,301

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE440,783

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2594/028210/04/2022LEUI11100

GRANTOR: MEANS BETTY N

GRANTEE: MEANS ANDREW & SARA

2417/025712/03/2020WDDQI01505,000

GRANTOR: SMITH KIMBERLY JO

GRANTEE: MEANS BETTY N

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W12 FSP=[YR=2017] W11 BAS=[YR=2017] N5 W14 S60 E8 FOP=[YR=2017] S6 E17 N6 W17\$ E17 N20 FGR=[YR=2017] E12 N25 W6 S4 W6 S21\$ N21 E6 N4 W17 N10\$ S10 E11 N10 \$ S10 E12 N10\$ PTR=E15 STR=[YR=2017] E7 FUS=[YR=2017] E18 S27 W12 N1 W13 N15 E4 N7 E3 N4\$ S4 W3 S7 W4 N11\$ W15\$.