

LOT 15
SHELL COVE PBK 8/150

GRUSING DOUGLAS W & KATHY L
2154 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	10	ABOVE AVG 90	0500	01	2,414	126.6650	180.50	435,727	2019	2019	0	0	0	1.05	98.95	VALUATION BY													
Exterior Wall	14	WD SHINGLE 10	1 SFR CUST - 100% - 2020													Heated Area: 2129					HX Base Yr 2020								
Roof Structur	03	GABLE/HIP 100														Tax Group: 2					Tax Dist:								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					431,152								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					9,599								
Interior Floo	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET					110,000								
Interior Floo	11	CLAY TILE 30														TOTAL MARKET VALUE					550,751								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					169,872								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					380,879								
Bedrooms	3	100														TOTAL EXEMPTION VALUE					HX HB 50,000								
Bathrooms	3	100														BASE TAXABLE VALUE					330,879								
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					550,751								
Stories	2.	2. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					482,453																					
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	1,524	100	1,524	272,194																									
FGR	384	55	211	37,686																									
FOP	78	30	23	4,108																									
FSP	128	40	51	9,109																									
FUS	605	100	605	108,056																									
TOTALS			2,719	2,414		431,152																							
EXTRA FEATURES										2154 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	100	0	0		385.00	SF 10.00	100	2019	2019	3	99	3,812														
2	0476	VF 6 SBPL	0	100	0	0		120.00	LF 32.00	100	2019	2019	3	96	3,686														
3	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	100	2019	2019	3	96	576														
4	0462	ST/AL FNC	0	100	0	0		164.00	SF 10.00	100	2019	2019	3	93	1,525														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	100,000.00	110,000.00	110,000												
REVIEW DATE 02/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																													