LOT 18
SHELL COVE PBK 8/150

GALASSO JAMES R & CHERYL L L/E/
2142 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0018-0000

BUILDING CHARACTERISTICS

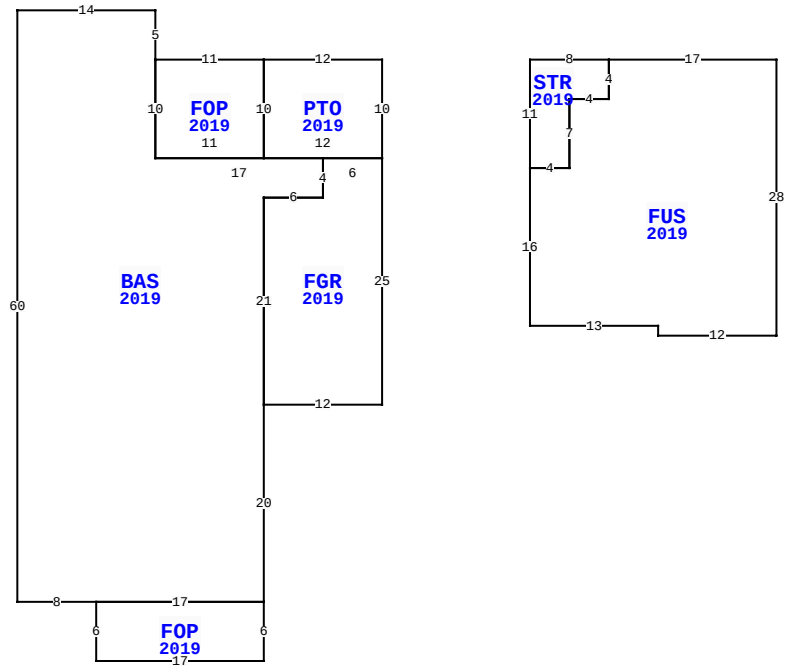
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,359	100	1,359	239,415
FGR	276	55	152	26,778
FOP	102	30	31	5,461
FOP	110	30	33	5,813
FUS	627	100	627	110,459
PTO	120	5	6	1,057
STR	60	10	6	1,057
TOTALS	2,654		2,214	390,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,214	124.9402	178.04	394,181	2019	2019	0	0	0	1.05	98.95

1 SFR CUST – 100% - 2020 Heated Area: 1986 HX Base Yr 2020



2142 SHELL COVE CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,042
TOTAL MARKET OB/XF VALUE		3,278
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		503,320
SOH/AGL Deduction		150,880
ASSESSED VALUE		352,440
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		297,440
TOTAL JUST VALUE		503,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181779	NEW CONSTR	250,300	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0896	8/19/2020	LE	U	I	11	100
GRANTOR: GALASSO JAMES R & CHE						
GRANTEE: GALASSO AMANDA MARI						
2268/1262	3/29/2019	SW	Q	I	01	431,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GALASSO JAMES R & C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W12 FOP=[YR=2019] W11 BAS=[YR=2019] N5 W14 S60 E8 FOP=[YR=2019] S6 E17 N6 W17$ E17 N20 FGR=[YR=2019] E12 N25 W6 S4 W6 S21$ N21 E6 N4 W17 N10$ S10 E11 N10 $ S10 E12 N10$ PTR=E15 STR=[YR=2019] E8 FUS=[YR=2019] E17 S28 W12 N1 W13 N16 E4 N7 E4 N4$ S4 W4 S7 W4 N11$ W15$.

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	100	0	0	473.00	SF	7.00	7.00	100	2019	2019	3	99	3,278	

LAND DESCRIPTION

TOTAL OB/XF 3,278

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	100,000.00	110,000.00	110,000							

REVIEW DATE 06/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS