LOT 21
IN OR 2192/973
SHELL COVE PBK 8/150

MCDONALD ALEXIS C
2130 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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

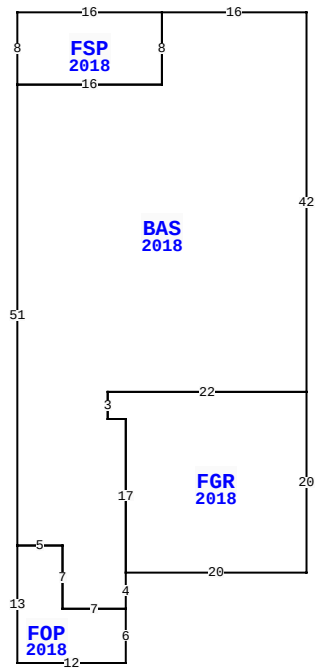
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.500

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1,463	277,835
FGR	406	55	223	42,349
FOP	107	30	32	6,077
FSP	128	40	51	9,686
TOTALS	2,104		1,769	335,947

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	135.3000	192.80	341,063	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2019 Heated Area: 1463 HX Base Yr 2019



2130 SHELL COVE CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,947
TOTAL MARKET OB/XF VALUE		1,866
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		437,813
SOH/AGL Deduction		244,489
ASSESSED VALUE		193,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,324
TOTAL JUST VALUE		437,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173753	NEW CONSTR	192,611	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0973	4/23/2018	SW	Q	I	02	320,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MCDONALD ALEXIS C						
2156/1891	11/09/2017	WD	Q	V	05	308,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 S51 FOP=[YR=2018] S13 E12 N6 W7 N7 W5$ E5 S7 E7 N4 FGR=[YR=2018] E20 N20 W22 S3 E2 S17$ N17 W2 N3 E22 N42$.

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	272.00	SF	7.00	7.00	100	2018	2018	3	98	1,866	

LAND DESCRIPTION

TOTAL OB/XF 1,866

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	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS