LOT 22
IN OR 2182/1529
SHELL COVE PBK 8/150

TIMM RICHARD L & LISA L
2126 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

**2023**

**27-3N-28-1192-0022-0000**

## 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 |

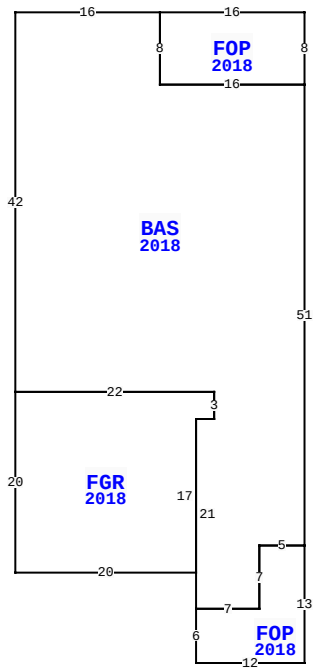
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.500

| 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 |
| FOP | 128 | 30 | 38 | 7,216 |
| TOTALS | 2,104 | | 1,756 | 333,479 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,756 | 135.3000 | 192.80 | 338,557 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

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




2126 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 | | 333,479 |
| TOTAL MARKET OB/XF VALUE | | 2,085 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 435,564 |
| SOH/AGL Deduction | | 128,582 |
| ASSESSED VALUE | | 306,982 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 256,982 |
| TOTAL JUST VALUE | | 435,564 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 385,336 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20172582 | CO ISSUED | 0 | 03/05/2018 |
| 20172582 | NEW CONSTR | 188,841 | 08/21/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2182/1529 | 3/05/2018 | SW | Q | I | 02 | 324,300 |
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: TIMM RICHARD L & LI | | | | | | |
| 2132/0147 | 6/05/2017 | SW | Q | V | 05 | 292,000 |
| GRANTOR: ROBINSON CREEK 34 LLC | | | | | | |
| GRANTEE: ARTISAN HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E20 N17 E2 N3 W22$ E22 S3 W2 S21 FOP=[YR=2018] S6 E12 N13 W5 S7 W7$ E7 N7 E5 N51 W16 N8$ S8 E16 N8$.

## 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 | 304.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 98 | 2,085 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,085

| 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 05/04/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS