LOT 24
SHELL COVE PBK 8/150

FOREHAND JON V & CHRISTINE H
161 CHIPPEWA LANE
MOULTRIE, GA 31788

2023

27-3N-28-1192-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

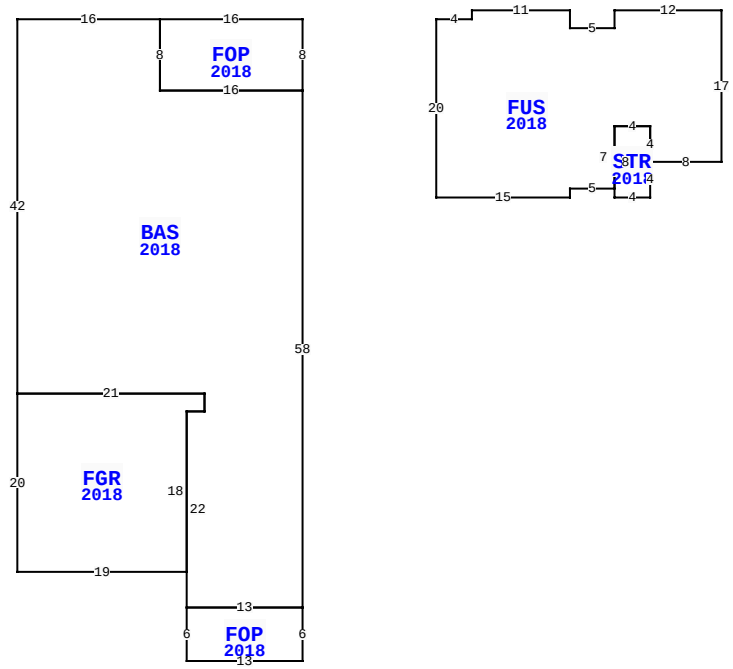
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
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	1,524	100	1,524	271,734
FGR	384	55	211	37,622
FOP	78	30	23	4,101
FOP	128	30	38	6,775
FUS	589	100	589	105,021
STR	32	10	3	535
TOTALS	2,735		2,388	425,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,388	127.0962	181.11	432,491	2018	2018	0	0	0	1.55	98.45

1 SFR CUST – 0% - 0 Heated Area: 2113 HX Base Yr



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

2118 SHELL COVE CR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	425,787
TOTAL MARKET OB/XF VALUE	2,195
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	527,982
SOH/AGL Deduction	71,060
ASSESSED VALUE	456,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	456,922
TOTAL JUST VALUE	527,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180589	CO ISSUED	0	07/25/2018
20180589	NEW CONSTR	267,963	02/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1859	7/27/2018	SW	U	I	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: FOREHAND JON V & CH						
2215/0321	7/27/2018	SW	Q	I	01	440,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: FOREHAND JON V & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E19 N18 E2 N2 W21$ E21 S2 W2 S22 FOP=[YR=2018] S6 E13 N6 W13$ E13 N58 W16 N8$ S8 E16 N8$ PTR=E15 FUS=[YR=2018] E4 N1E11S2 E5 N2 E12 S17 W8 STR=[YR=2018] N4 W4 S8E4 N4$ N4 W4 S7 W5 S1 W15 N20$W15$.

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	0	0	0	320.00	SF	7.00	7.00	100	2018	2018	3	98	2,195	

LAND DESCRIPTION

TOTAL OB/XF 2,195

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/20/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS