LOT 26
IN OR 2215/343
SHELL COVE PBK 8/150

IVEY DALE DELLINGER
2110 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0026-0000

BUILDING CHARACTERISTICS

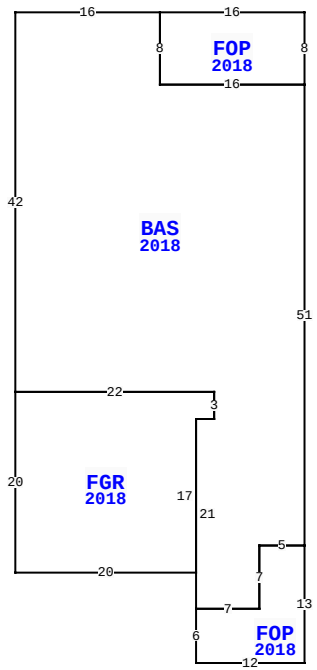
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	264,740
FGR	406	55	223	40,353
FOP	107	30	32	5,791
FOP	128	30	38	6,877
TOTALS	2,104		1,756	317,760

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	129.5800	184.65	324,245	2018	2018	0	0	0	2.00	98.00

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



2110 SHELL COVE CR, FERNANDINA BEACH

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

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	323.00	SF	7.00	7.00	100	2018	2018	3	98	2,216	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		317,760
TOTAL MARKET OB/XF VALUE		2,216
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		419,976
SOH/AGL Deduction		123,506
ASSESSED VALUE		296,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		246,470
TOTAL JUST VALUE		419,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180856	CO ISSUED	0	07/25/2018
20180586	NEW CONSTR	192,611	02/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2215/0343	7/27/2018	SW	Q	I	01	326,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: IVEY DALE DELLINGER						
2151/1013	9/29/2017	WD	Q	V	05	390,000
GRANTOR: MAGNOLIA HOMES INC						
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$.

LAND DESCRIPTION

TOTAL OB/XF 2,216

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 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