LOT 28
SHELL COVE PBK 8/150

SHREVE JANICE K
2102 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0028-0000

BUILDING CHARACTERISTICS

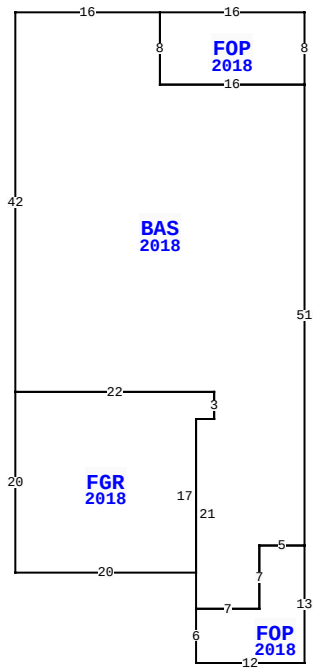
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	266,186
FGR	406	55	223	40,574
FOP	107	30	32	5,822
FOP	128	30	38	6,914
TOTALS	2,104		1,756	319,496

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	129.6900	184.81	324,526	2018	2018	0	0	0	1.55	98.45

1 SFR CUST – 100% - 2021 Heated Area: 1463 HX Base Yr 2021



2102 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		319,496
TOTAL MARKET OB/XF VALUE		2,195
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		421,691
SOH/AGL Deduction		94,864
ASSESSED VALUE		326,827
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,827
TOTAL JUST VALUE		421,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181399	CO ISSUED	0	10/24/2018
20181399	NEW CONSTR	196,947	04/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/0109	2/21/2020	WD	Q	I	01	375,000
GRANTOR: GANZEL DIANE L L/E						
GRANTEE: SHREVE JANICE K						
2253/1398	2/06/2019	LE	U	I	11	100
GRANTOR: GANZEL ROGER A & DIAN						
GRANTEE: LISA BETH ANGIL & G						

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

REVIEW DATE 10/16/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS