LOT 35
SHELL COVE PBK 8/150

BUMAN LAUREN & CHRISTOPHER
2123 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0035-0000

BUILDING CHARACTERISTICS

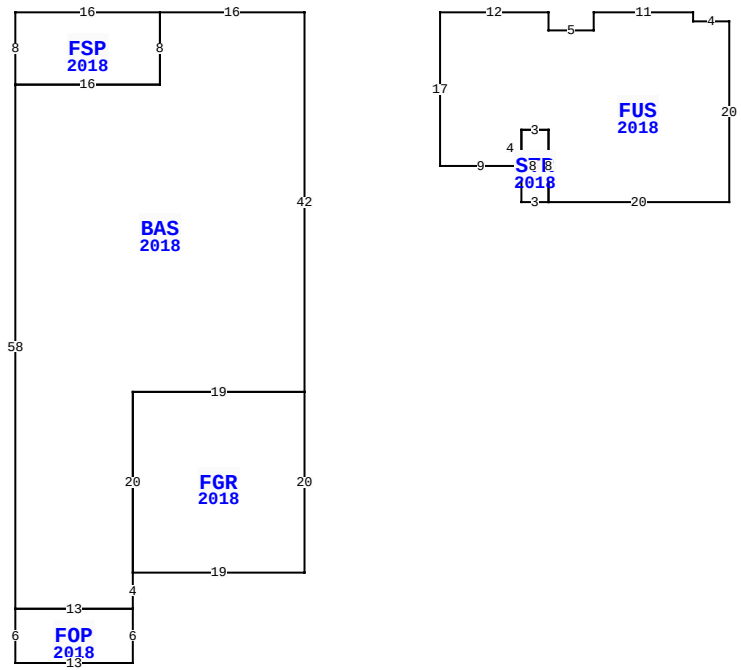
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,528	100	1,528	271,201
FGR	380	55	209	37,095
FOP	78	30	23	4,083
FSP	128	40	51	9,052
FUS	598	100	598	106,138
STR	24	10	2	355
TOTALS	2,736		2,411	427,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,411	127.0962	181.11	436,656	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 2126 HX Base Yr 2022



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

2123 SHELL COVE CR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		427,923
TOTAL MARKET OB/XF VALUE		2,634
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		530,557
SOH/AGL Deduction		50,654
ASSESSED VALUE		479,903
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		429,903
TOTAL JUST VALUE		530,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181774	CO ISSUED	0	11/21/2018
20181774	NEW CONSTR	273,760	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1360	4/26/2021	WD	Q	I	01	565,000
GRANTOR: PROCTOR KENNETH M & J						
GRANTEE: BUMAN LAUREN & CHRI						
2240/0072	11/20/2018	SW	Q	I	02	405,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: PROCTOR KENNETH M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 S58
FOP=[YR=2018] S6 E13 N6 W13$ E13 N4 FGR=[YR=2018] E19 N20 W19
S20$ N20 E19 N42$ PTR=E15 FUS=[YR=2018] E12 S2 E5 N2 E11 S1
E4 S20 W20 STR=[YR=2018] W3 N8 E3 S8$ N8 W3 S4 W9 N17$ W15$.

EXTRA FEATURES

L N	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	384.00	SF	7.00	7.00	100	2018	2018	3	98	2,634	

LAND DESCRIPTION

TOTAL OB/XF 2,634

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/18/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS