

DESAUTEL DAVID A/ROULEAU SARA E
2171 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		10		ABOVE AVG 90		0500		01		1,756		128.2600		182.77		320,944		2017		2017		0		0		0		2.05		97.95		VALUATION BY					STANDARD				
Exterior Wall		14		WD SHINGLE 10		1		SFR CUST		- 0% - 0						Heated Area: 1463																Tax Group: 2					Tax Dist:				
Roof Structure		03		GABLE/HIP 100																												BUILDING MARKET VALUE					314,365				
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE					2,736				
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					100,000				
Interior Floo		11		CLAY TILE 50																												TOTAL MARKET VALUE					417,101				
Interior Floo		14		CARPET 50																												SOH/AGL Deduction					52,732				
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					364,369				
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					0				
Bedrooms		2		100																												BASE TAXABLE VALUE					364,369				
Bathrooms		2		100																												TOTAL JUST VALUE					417,101				
Frame		02		WOOD FRAME 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE									
Units		0		100																												PREVIOUS YEAR MKT VALUE					369,416				
Occupancy		00		NONE 100																																					
Quality		05		Quality Level 05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1011.500																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,463		100		1,463		261,911																																	
FGR		406		55		223		39,922																																	
FOP		107		30		32		5,729																																	
FOP		128		30		38		6,803																																	
TOTALS		2,104				1,756		314,365																																	
EXTRA FEATURES																																									
2171 SHELL COVE CR, FERNANDINA BEACH																																									
BLD DATE																																									
XF DATE																																									
INC DATE																																									
LGL DATE																																									
LAND DATE																																									
AG DATE																																									
OB/XF MKT VALUE																																									
NOTES																																									
BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8\$ S8 W16 S51																																									
FOP=[YR=2017] S13 E12 N6 W7 N7 W5\$ E5 S7 E7 N4 FGR=[YR=2017]																																									
E20 N20 W22 S3 E2 S17\$ N17 W2 N3 E22 N42\$.																																									