LOT 40
SHELL COVE PBK 8/150

MESERVE ELAINE S & JAMES L
2175 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0040-0000

BUILDING CHARACTERISTICS

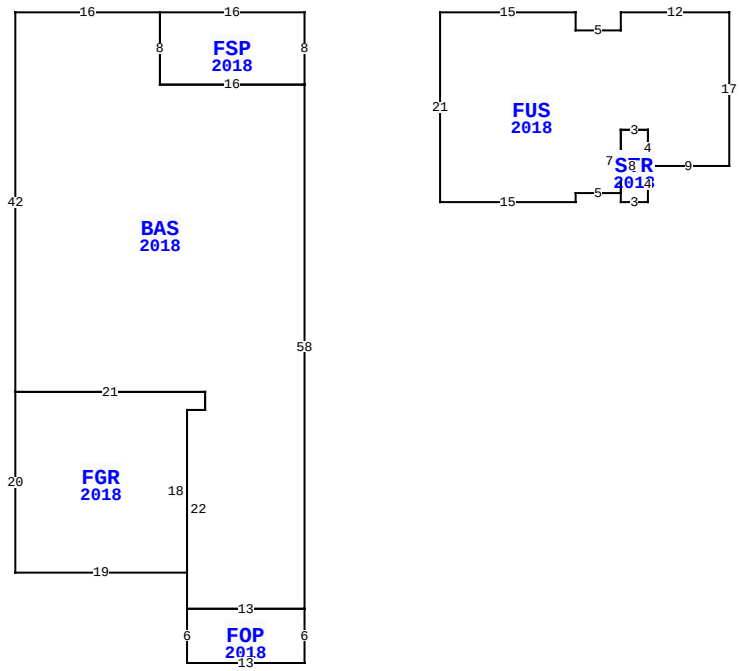
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,524	100	1,524	271,646
FGR	384	55	211	37,610
FOP	78	30	23	4,100
FSP	128	40	51	9,091
FUS	597	100	597	106,413
STR	24	10	2	357
TOTALS	2,735		2,408	429,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,408	126.9884	180.96	435,752	2018	2018	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2121 HX Base Yr 2022



2175 SHELL COVE CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		429,216
TOTAL MARKET OB/XF VALUE		5,223
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		534,439
SOH/AGL Deduction		52,203
ASSESSED VALUE		482,236
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		427,236
TOTAL JUST VALUE		534,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172241	CO ISSUED	0	02/20/2018
20172241	NEW CONSTR	262,810	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1813	4/28/2021	WD	Q	I	01	540,000
GRANTOR: LANE LAURA & ANDREW J						
GRANTEE: MESERVE ELAINE S &						
2234/0594	10/31/2018	LE	U	I	11	100
GRANTOR: LANE ANDREW J & LAURA						
GRANTEE: LANE ANDREW J & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[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] E15 S2 E5 N2 E12 S17 W9 STR=[YR=2018] S4 W3 N8 E3 S4$ N4 W3 S7 W5 S1 W15 N21$ 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	100	0	0	352.00	SF	7.00	7.00	100	2018	2018	3	98	2,415	
2	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2018	2018	3	90	2,808	

LAND DESCRIPTION

TOTAL OB/XF 5,223

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 03/12/2018 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS