LOT 44
IN OR 2219/731
SHELL COVE PBK 8/150

MEEHLEDER LAURIE
2191 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2023

27-3N-28-1192-0044-0000

BUILDING CHARACTERISTICS

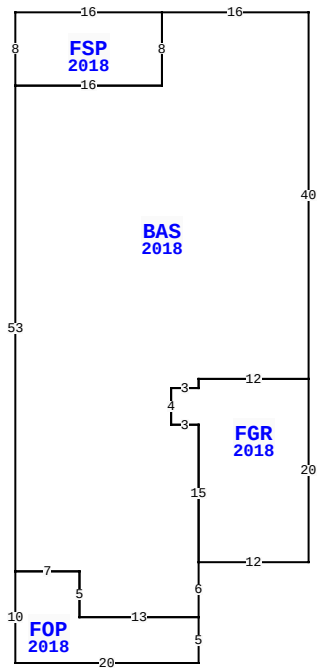
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,625	100	1,625	294,654
FGR	252	55	139	25,204
FOP	135	30	40	7,253
FSP	128	40	51	9,247
TOTALS	2,140		1,855	336,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,855	129.2522	184.18	341,654	2018	2018	0	0	0	1.55	98.45

1 SFR CUST – 100% - 2019 Heated Area: 1625 HX Base Yr 2019



2191 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		336,358
TOTAL MARKET OB/XF VALUE		1,715
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		438,073
SOH/AGL Deduction		129,374
ASSESSED VALUE		308,699
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,699
TOTAL JUST VALUE		438,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170862	CO ISSUED	0	08/21/2018
20180862	NEW CONSTR	283,376	03/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0731	8/13/2018	SW	Q	I	01	372,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: MEEHLEDER LAURIE						
2179/0564	2/21/2018	WD	Q	V	05	462,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 S53
FOP=[YR=2018] S10 E20 N5 W13 N5 W7$ E7 S5 E13 N6
FGR=[YR=2018] E12 N20 W12 S1 W3 S4 E3 S15$ N15 W3 N4 E3 N1
E12 N40$.

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	250.00	SF	7.00	7.00	100	2018	2018	3	98	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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