LOT 45
SHELL COVE PBK 8/150

RAMEY MICHAEL &/WIDE MELODY J
4190 SKYLINE RANCH COURT
RAPID CITY, SD 57701

2023

27-3N-28-1192-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

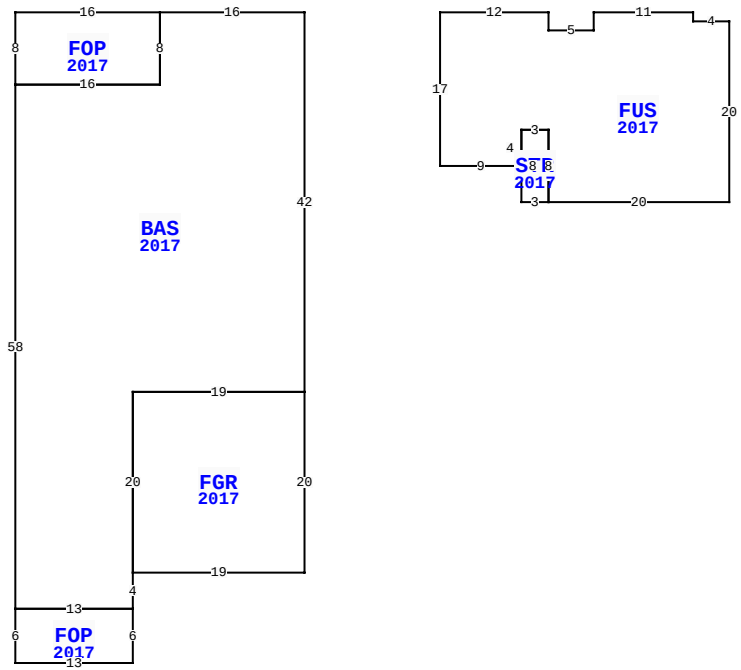
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	270,562
FGR	380	55	209	37,008
FOP	78	30	23	4,073
FOP	128	30	38	6,728
FUS	598	100	598	105,887
STR	24	10	2	354
TOTALS	2,736		2,398	424,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,398	126.9884	180.96	433,942	2017	2017	0	0	0	2.15	97.85

1 SFR CUST – 0% - 2023 Heated Area: 2126 HX Base Yr



2195 SHELL COVE CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	424,612
TOTAL MARKET OB/XF VALUE	2,886
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	527,498
SOH/AGL Deduction	0
ASSESSED VALUE	527,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,498
TOTAL JUST VALUE	527,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163564	NEW CONSTR	259,937	12/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0409	5/09/2022	WD	Q	I	02	695,000
GRANTOR: HOUCHENS CARLA J & JA						
GRANTEE: RAMEY MICHAEL & MEL						
2143/1763	8/28/2017	SW	Q	I	01	369,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HOUCHENS CARLA J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8$ S8 W16 S58
FOP=[YR=2017] S6 E13 N6 W13$ E13 N4 FGR=[YR=2017] E19 N20 W19
S20$ N20 E19 N42$ PTR=E15 FUS=[YR=2017] E12 S2 E5 N2 E11 S1
E4 S20 W20 STR=[YR=2017] W3 N8 E3 S8$ N8 W3 S4 W9 N17$ 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	0	0	0	425.00	SF	7.00	7.00	100	2017	2017	3	97	2,886	

LAND DESCRIPTION

TOTAL OB/XF 2,886

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS