LOT 92
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

COX FAMILY REVOCABLE TRUST/COX NORMAN E JR CO TRUS
94819 SCALLOP SHELL CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

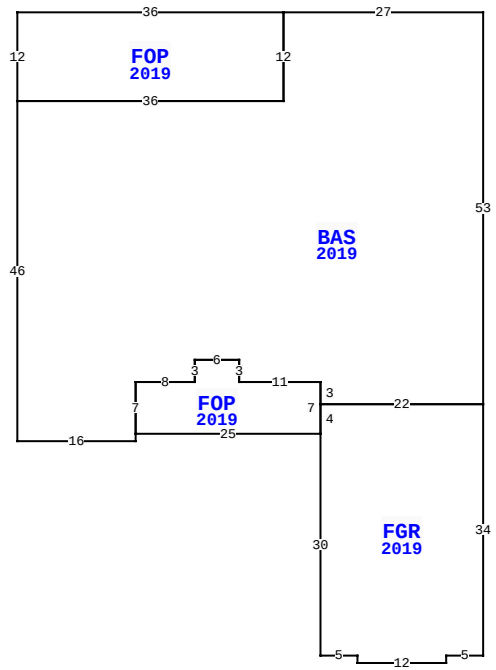
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,894	100	2,894	350,282
FGR	760	55	418	50,594
FOP	193	30	58	7,020
FOP	432	30	130	15,735
TOTALS	4,279		3,500	423,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,500	102.9572	122.26	427,910	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2894 HX Base Yr 2020



94819 SCALLOP SHELL CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		423,631
TOTAL MARKET OB/XF VALUE		15,008
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		513,639
SOH/AGL Deduction		136,961
ASSESSED VALUE		376,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,678
TOTAL JUST VALUE		513,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904383	CO ISSUED	0	09/23/2019
B1904383	NEW CONSTR	408,334	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/1360	8/24/2022	SW	U	I	11	100
GRANTOR: COX VIKI A & NORMAN E						
GRANTEE: COX FAMILY REVOCABL						
2310/1990	10/08/2019	WD	Q	I	01	479,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COX VIKI A & NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 FOP=[YR=2019] W36 S12 E36 N12$ S12 W36 S46 E16 N1 FOP=[YR=2019] E25 FGR=[YR=2019] S30 E5 S1 E12 N1 E5 N34 W22 S4 $ N7 W11 N3 W6 S3 W8 S7 $ N7 E8 N3 E6 S3 E11 S3 E22 N53 $.

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	1,516.00	SF	10.00	10.00	100	2019	2019	3	99	15,008	

LAND DESCRIPTION

TOTAL OB/XF 15,008

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/19/2019 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS