LOT 2
SHELL COVE PBK 8/150

HARRELL RONALD L & MARIA
924 RIO SAINT JOHNS DRIVE
JACKSONVILLE, FL 32211

2024

27-3N-28-1192-0002-0000

BUILDING CHARACTERISTICS

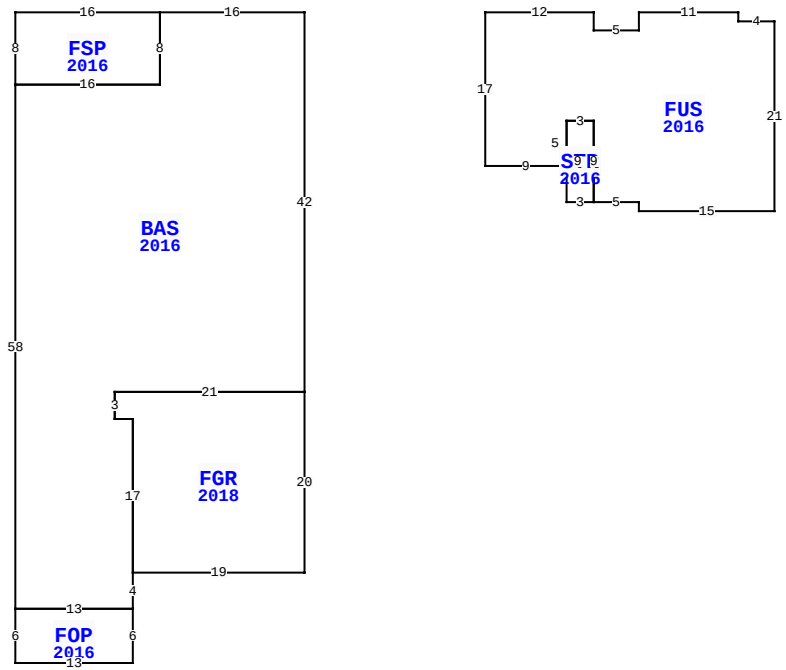
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,522	100	1,522	293,714
FGR	386	55	212	40,912
FOP	78	30	23	4,438
FSP	128	40	51	9,842
FUS	610	100	610	117,718
STR	27	10	3	579
TOTALS	2,751		2,421	467,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,421	132.7018	199.05	481,900	2016	2016	0	0	0	3.05	96.95

1 SFR CUST – 0% - 2024 Heated Area: 2132 HX Base Yr



2206 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	467,202
TOTAL MARKET OB/XF VALUE	3,011
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	610,213
SOH/AGL Deduction	0
ASSESSED VALUE	610,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	610,213
TOTAL JUST VALUE	610,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	549,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162070	CO ISSUED	0	07/31/2018
20162070	NEW CONSTR	260,050	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1282	2/17/2023	WD	Q	I	01	775,000
GRANTOR: QUINTANA ANGELA						
GRANTEE: HARRELL RONALD L &						
2216/0727	7/30/2018	SW	Q	I	01	485,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: QUINTANA ANGELA						

BUILDING NOTES

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	448.00	SF	7.00	7.00	100	2016	2016	3	96	3,011	

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W16 S8 W16 S58 E13 N4 N17 W2 N3 E21 N42 $
FUS=[YR=2016;ORIG=20,0] E12 S2 E5 N2 E11 S1 E4 S21 W15 N1 W5 N9 W3 S5 W9 N17 $
FGR=[YR=2018;ORIG=-19,62] E19 N20 W21 S3 E2 S17 $
FSP=[YR=2016;ORIG=-16,0] W16 S8 E16 N8 $
FOP=[YR=2016;ORIG=-32,66] S6 E13 N6 W13 $
STR=[YR=2016;ORIG=32,21] W3 N9 E3 S9 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,011

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 06/08/2021 BY RKX Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS