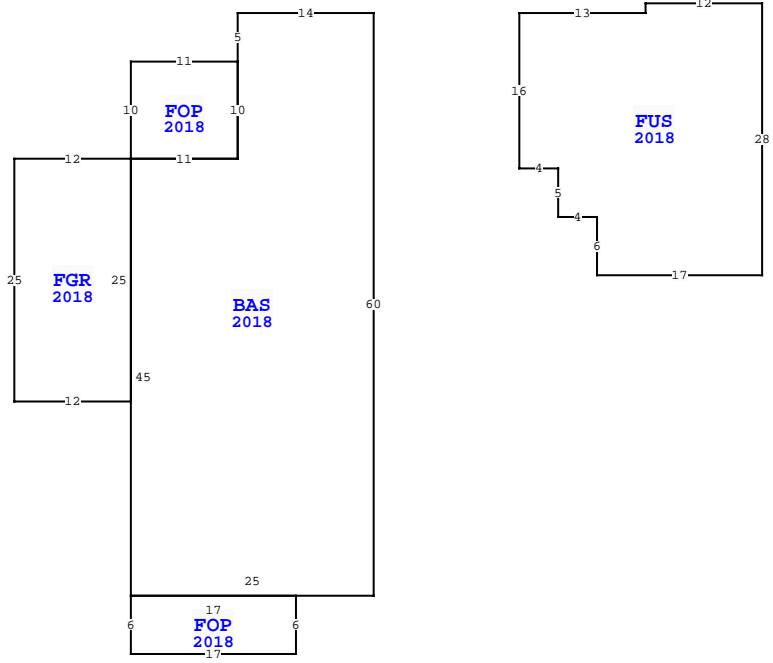


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,183	126.9884	190.48	415,818	2018	2018	0	0	2.00	98.00		
1 SFR CUST - 100% - 2022 Heated Area: 1954 HX Base Yr 2022													



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	1,335	100	1,335	249,205
FGR	300	55	165	30,800
FOP	102	30	31	5,787
FOP	110	30	33	6,160
FUS	619	100	619	115,549
TOTALS	2,466		2,183	407,502

2194 SHELL COVE CR, FERNANDINA BEACH				BLD DATE	LGL DATE	03/26/2024	MLU
				XF DATE	LAND DATE		
				INC DATE	AG DATE		

EXTRA FEATURES																
L N	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	370.00	UT	7.00	7.00	100	2018	2018	3	97	2,512	
2	0476	VF 6 SBPL	0	100	0	66.00	LF	32.00	32.00	100	2018	2018	3	94	1,985	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

TOTAL OB/XF														4,779			
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LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		R-2	0.00	0.00	1.00	LT		1.00	1.00	140,000.00	140,000.00	140,000							

TOTAL OB/XF														4,779			
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NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE						407,502	
TOTAL MARKET OB/XF VALUE						4,779	
TOTAL LAND VALUE - MARKET						140,000	
TOTAL MARKET VALUE						552,281	
SOH/AGL Deduction						91,743	
ASSESSED VALUE						460,538	
TOTAL EXEMPTION VALUE		HX HB				50,000	
BASE TAXABLE VALUE						410,538	
TOTAL JUST VALUE						552,281	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						493,939	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173756	NEW CONSTR	245,889	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0432	9/21/2020	WD Q	Q	I	02	500,000
GRANTOR: HORST DARREN & STACY						
GRANTEE: STANDISH WILLIAM R						
2201/1810	6/01/2018	SW U	U	I	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HORST DARREN & STAC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2018] W14 S5 FOP=[YR=2018] W11 S10 FGR=[YR=2018] W12 S25 E12 N25\$ E11 N10\$ S10 W11 S45 FOP=[YR=2018] S6 E17 N6 W17\$ E25 N6\$ PTR=E15 FUS=[YR=2018] E13 N1 E12 S28 W17 N6 W4 N5 W4 N16\$ W15\$.													