

LOT 12
SHELL COVE PBK 8/150

RICE JOHN ANDREW
30 NORTH 6TH STREET
FERNANDINA BEACH, FL 32037

2024

27-3N-28-1192-0012-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	10	ABOVE AVG 90	0500	01	1,756	135.5200	203.28	356,960	2017	2017	0	0	2.55	97.45	STANDARD									
Exterior Wall	14	WD SHINGLE 10	1 SFR CUST - 0% - 2023												Heated Area: 1463									
Roof Structur	03	GABLE/HIP 100													HX Base Yr									
Roof Cover	03	COMP SHNGL 90																						
Roof Cover	12	MODULAR MT 10																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 100																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms	2	100																						
Bathrooms	2	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	1,463	100	1,463	289,815																				
FGR	406	55	223	44,175																				
FOP	107	30	32	6,339																				
FOP	128	30	38	7,528																				
TOTALS		2,104	1,756	347,858																				
EXTRA FEATURES															2166 SHELL COVE CR, FERNANDINA BEACH									
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	0	0	0	464.00	SF	7.00	7.00	100	2017	2017	3	97	3,151								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.10	140,000.00	154,000.00	154,000							
REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 08/06/2024 BY SYS																								