LOT 15
SHELL COVE PBK 8/150

ROBERTS GORDON/PETERKIN DORIS
520 BOSTON STREET
ANDORVER, MA 01845

2024

27-3N-28-1192-0015-0000

BUILDING CHARACTERISTICS

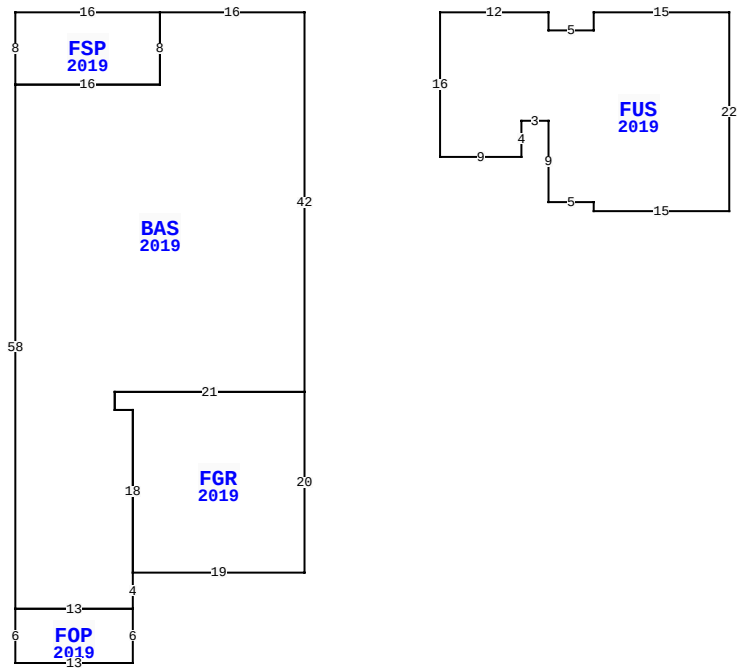
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,524	100	1,524	285,072
FGR	384	55	211	39,469
FOP	78	30	23	4,302
FSP	128	40	51	9,540
FUS	605	100	605	113,168
TOTALS	2,719		2,414	451,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,414	126.6650	190.00	458,660	2019	2019	0	0	0	1.55	98.45

1 SFR CUST – 0% - 2024 Heated Area: 2129 HX Base Yr



2154 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	451,551
TOTAL MARKET OB/XF VALUE	9,467
TOTAL LAND VALUE - MARKET	154,000
TOTAL MARKET VALUE	615,018
SOH/AGL Deduction	0
ASSESSED VALUE	615,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,018
TOTAL JUST VALUE	615,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182269	CO ISSUED	0	01/28/2019
20182269	NEW CONSTR	273,879	07/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1858	9/14/2023	WD	Q	I	01	785,000
GRANTOR: GRUSING DOUGLAS W & K						
GRANTEE: ROBERTS GORDON						
2253/0279	12/28/2018	SW	Q	I	01	465,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GRUSING DOUGLAS W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W16 S8 E16 N8$ S8 W16 S58 FOP=[YR=2019] S6 E13 N6 W13$ E13 N4 FGR=[YR=2019] E19 N20 W21 S2 E2 S18$ N18 W2 N2 E21 N42$ PTR=E15 FUS=[YR=2019] E12 S2 E5 N2 E15 S22 W15 N1 W5 N9 W3 S4 W9 N16$ W15$.

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	0	0	0	385.00	SF	10.00	10.00	100	2019	2019	3	98	3,773	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2019	2019	3	95	3,648	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
4	0462	ST/AL FNC	0	0	0	0	164.00	SF	10.00	10.00	100	2019	2019	3	90	1,476	

LAND DESCRIPTION

TOTAL OB/XF 9,467

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.10	140,000.00	154,000.00	154,000							

REVIEW DATE 02/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 08/06/2024 BY SYS