LOT 23
SHELL COVE PBK 8/150

COOK CHARLES B & SHERRY M
3104 CHELSEA LANE
ACWORTH, GA 30102

**2024**

**27-3N-28-1192-0023-0000**

## NASSAU COUNTY PROPERTY



## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

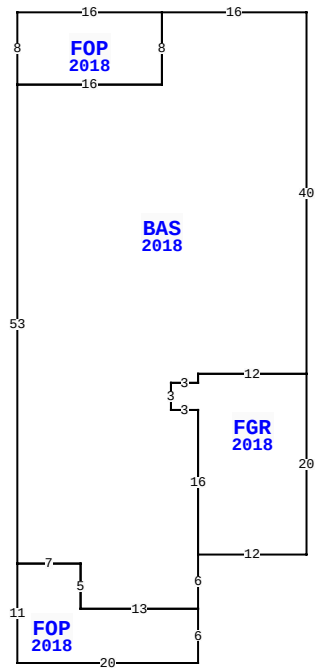
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.500

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,628 | 100 | 1,628 | 326,427 |
| FGR | 249 | 55 | 137 | 27,469 |
| FOP | 128 | 30 | 38 | 7,620 |
| FOP | 155 | 30 | 46 | 9,224 |
| TOTALS | 2,160 | | 1,849 | 370,739 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,849 | 136.4000 | 204.60 | 378,305 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SFR CUST – 0% - 2024 Heated Area: 1628 HX Base Yr




2122 SHELL COVE CR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 370,739 |
| TOTAL MARKET OB/XF VALUE | 1,514 |
| TOTAL LAND VALUE - MARKET | 140,000 |
| TOTAL MARKET VALUE | 512,253 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 512,253 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 512,253 |
| TOTAL JUST VALUE | 512,253 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 455,529 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20180108 | CO ISSUED | 0 | 06/01/2018 |
| 20180108 | NEW CONSTR | 207,990 | 01/11/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2722/1673 | 7/02/2024 | QC | U | I | 11 | 100 |
| GRANTOR: COOK SHERRY MARLENE | | | | | | |
| GRANTEE: COOK CHARLES B & SH | | | | | | |
| 2722/1671 | 6/25/2024 | QC | U | I | 11 | 100 |
| GRANTOR: HARGIS SUSAN MARIE | | | | | | |
| GRANTEE: COOK SHERRY MARLENE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S53
FOP=[YR=2018] S11 E20 N6 W13 N5 W7$ E7 S5 E13 N6
FGR=[YR=2018] E12 N20 W12 S1 W3 S3 E3 S16$ N16 W3 N3 E3 N1
E12 N40$.

## 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 | 223.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 1,514 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,514

| 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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS