



| 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 60   |
| Interior Floo            | 14 | CARPET 40      |
| 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        | 278,777              |
| FGR       | 406              | 55          | 223          | 42,493               |
| FOP       | 107              | 30          | 32           | 6,097                |
| FOP       | 128              | 30          | 38           | 7,241                |
| TOTALS    | 2,104            |             | 1,756        | 334,609              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00   | UT | 2,000.00 |
| 2              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 397.00 | SF | 7.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   |     | R-2      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                   |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0500                                 | 01  | 1,756     | 129.6900    | 194.54         | 341,612        | 2018 | 2018 | 0    | 0    | 0 | 2.05 | 97.95  |  |
| 1 SFR CUST - 0% - 2023               |     |           |             |                |                |      |      |      |      |   |      |        |  |
| Heated Area: 1463                    |     |           |             |                |                |      |      |      |      |   |      |        |  |
| HX Base Yr                           |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                      |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 2101 SHELL COVE CR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BLD DATE<br>XF DATE<br>INC DATE      |     |           |             |                |                |      |      |      |      |   |      |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| 03/26/2024 MLU                       |     |           |             |                |                |      |      |      |      |   |      |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,656       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 334,609   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,656     |             |
| TOTAL LAND VALUE - MARKET |  | 140,000   |             |
| TOTAL MARKET VALUE        |  | 479,265   |             |
| SOH/AGL Deduction         |  | 12,646    |             |
| ASSESSED VALUE            |  | 466,619   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 466,619   |             |
| TOTAL JUST VALUE          |  | 479,265   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 424,199   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20180754   | CO ISSUED   | 0       | 10/24/2018 |
| 20180754   | NEW CONSTR  | 192,611 | 03/06/2018 |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 2458/1597                     | 4/28/2021  | WD Q      | Q     | I     | 01     | 445,000    |
| GRANTOR: O'REILLY MICHAEL J & |            |           |       |       |        |            |
| GRANTEE: SEAWARD RANDALL A &  |            |           |       |       |        |            |
| 2238/1838                     | 10/31/2018 | SW Q      | Q     | I     | 02     | 369,900    |
| GRANTOR: ARTISAN HOMES LLC    |            |           |       |       |        |            |
| GRANTEE: O'REILLY MICHAEL J   |            |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8\$ S8 W16 S51<br>FOP=[YR=2018] S13 E12 N6 W7 N7 W5\$ E5 S7 E7 N4 FGR=[YR=2018]<br>E20 N20 W22 S3 E2 S17\$ N17 W2 N3 E22 N42\$. |  |  |  |  |  |  |  |  |  |