

LOT 30
IN OR 2203/1337
SHELL COVE PBK 8/150

CARR JOHN T
2105 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2024

27-3N-28-1192-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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
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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

1	0855	CONC PAVER	0	100	0	0	392.00	SF	7.00		7.00	100	2018	2018	3	97	2,662	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

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	2.05	97.95	
1 SFR CUST - 100% - 2020												
Heated Area: 1463												
HX Base Yr 2020												

2105 SHELL COVE CR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/26/2024
	INC DATE		AG DATE	MLU

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	0		7.00	100	2018	2018	3	97	2,662	

TOTAL OB/XF												
2,662												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		334,609	
TOTAL MARKET OB/XF VALUE		2,662	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		477,271	
SOH/AGL Deduction		170,427	
ASSESSED VALUE		306,844	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		256,844	
TOTAL JUST VALUE		477,271	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		422,185	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180105	CO ISSUED	0	05/31/2018
20180105	NEW CONSTR	192,611	01/11/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2203/1337	6/05/2018	SW	Q	I	02	330,600	
GRANTOR: ARTISAN HOMES LLC							
GRANTEE: CARR JOHN T							
2132/0147	6/05/2017	SW	Q	V	05	292,000	
GRANTOR: ROBINSON CREEK 34 LLC							
GRANTEE: ARTISAN HOMES LLC							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E20 N17 E2 N3 W22\$ E22 S3 W2 S21 FOP=[YR=2018] S6 E12 N13 W5 S7 W7\$ E7 N7 E5 N51 W16 N8\$ S8 E16 N8\$.												