LOT 31
SHELL COVE PBK 8/150

ELWOOD MARYLIN D REVOCABLE TRUST/ELWOOD MARYLIN D
2109 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2024

27-3N-28-1192-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

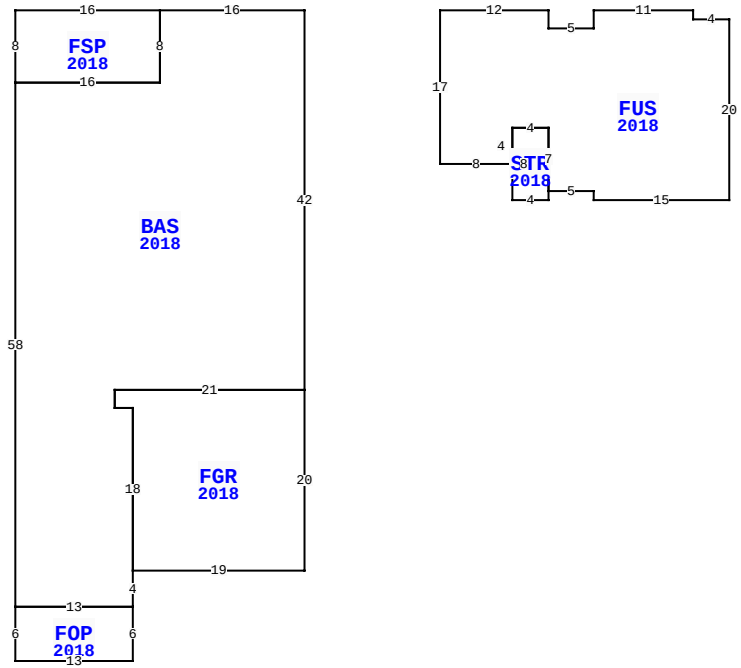
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	284,579
FGR	384	55	211	39,400
FOP	78	30	23	4,295
FSP	128	40	51	9,524
FUS	589	100	589	109,985
STR	32	10	3	560
TOTALS	2,735		2,401	448,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,401	127.0962	190.64	457,727	2018	2018	0	0	0	2.05	97.95

1 SFR CUST – 100% - 2024 Heated Area: 2113 HX Base Yr 2024



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

2109 SHELL COVE CR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		448,344
TOTAL MARKET OB/XF VALUE		3,802
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		592,146
SOH/AGL Deduction		330,477
ASSESSED VALUE		261,669
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		206,669
TOTAL JUST VALUE		592,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180111	CO ISSUED	0	07/12/2018
20180111	NEW CONSTR	268,079	01/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1812	5/15/2023	WD	Q	I	01	774,000
GRANTOR: STROBEL WILLIAM C & D						
GRANTEE: ELWOOD MARYLIN D RE						
2210/0760	7/13/2018	SW	Q	I	02	398,800
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: STROBEL WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 S58 FOP=[YR=2018] S6 E13 N6 W13$ E13 N4 FGR=[YR=2018] E19 N20 W21 S2 E2 S18$ N18 W2 N2 E21 N42$ PTR=E15 FUS=[YR=2018] E12 S2 E5 N2 E11 S1 E4 S20 W15 N1 W5 STR=[YR=2018] S1 W4 N8 E4 S7$ N7 W4 S4 W8 N17$ W15$.

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	100	0	0	392.00	SF	10.00	10.00	100	2018	2018	3	97	3,802	

LAND DESCRIPTION

TOTAL OB/XF 3,802

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	100		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