LOT 34
SHELL COVE PBK 8/150

DUCK NANCY DALE
PO BOX 15395
FERNANDINA BEACH, FL 32034

2024

27-3N-28-1192-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

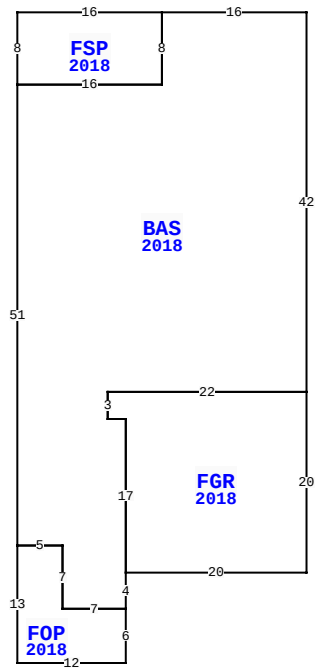
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	291,073
FGR	406	55	223	44,367
FOP	107	30	32	6,367
FSP	128	40	51	10,147
TOTALS	2,104		1,769	351,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,769	135.4100	203.12	359,319	2018	2018	0	0	0	2.05	97.95

1 SFR CUST – 0% - 0 Heated Area: 1463 HX Base Yr



2119 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	351,953
TOTAL MARKET OB/XF VALUE	3,881
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	495,834
SOH/AGL Deduction	69,341
ASSESSED VALUE	426,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,493
TOTAL JUST VALUE	495,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181782	CO ISSUED	0	11/27/2018
20181782	NEW CONSTR	196,947	05/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2361/0601	5/13/2020	WD	Q	I	01	384,900
GRANTOR: KOEHLER RICHARD H & A						
GRANTEE: DUCK NANCY DALE						
2238/1864	11/16/2018	SW	Q	I	02	382,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: KOEHLER RICHARD H &						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	387.00	SF	7.00	7.00	100	2018	2018	3	97	2,628	
2	0462	ST/AL FNC	0	0	0	0	144.00	SF	10.00	10.00	100	2018	2018	3	87	1,253	

LAND DESCRIPTION

TOTAL OB/XF 3,881

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