

DESAUTEL DAVID A/ROULEAU SARA E
2171 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 90

Exterior Wall14WD SHINGLE 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2100

Frame Stories Units Occupancy02WOOD FRAME 100
1.1.100
0100
00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1011.500

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4631001,463274,290

FGR4065522341,809

FOP10730325,999

FOP12830387,125

TOTALS2,1041,756329,222

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500011,756128.2600192.39337,83720172017002.5597.45

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE329,222

TOTAL MARKET OB/XF VALUE2,736

TOTAL LAND VALUE - MARKET140,000

TOTAL MARKET VALUE471,958

SOH/AGL Deduction71,152

ASSESSED VALUE400,806

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE400,806

TOTAL JUST VALUE471,958

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE417,101

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2324/184111/19/2019WDUII11100

GRANTOR: CAMBRIDGE RONALD E &

GRANTEE: DESAUTEL DAVID A &

2319/162511/19/2019WDQII02375,000

GRANTOR: CAMBRIDGE RONALD E &

GRANTEE: DESAUTEL DAVID A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8\$ S8 W16 S51
FOP=[YR=2017] S13 E12 N6 W7 N7 W5\$ E5 S7 E7 N4 FGR=[YR=2017]
E20 N20 W22 S3 E2 S17\$ N17 W2 N3 E22 N42\$.

EXTRA FEATURES

2171 SHELL COVE CR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/26/2024MLU

LAND DESCRIPTION

TOTAL OB/XF2,736

L NUSE CODECLSBLD CAP L WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER000403.00SF7.007.00100201720173972,736

LAND DESCRIPTION

TOTAL OB/XF2,736

L NUSE CODECLSBLD CAP R DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0R-20.000.001.00LT1.001.001.00140,000.00140,000.00140,000

REVIEW DATE03/13/2024BYKBA

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