LOT 5
PELICAN POINTE PB 5/212

DUNCAN TODD E & REGINA M
2134 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1631-0005-0000

BUILDING CHARACTERISTICS

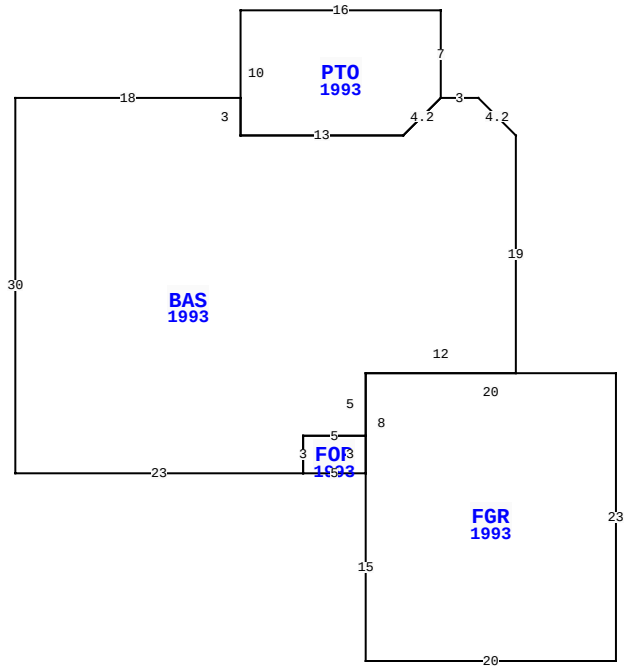
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1993	1,041	157,667
FGR	460	55	1993	253	38,319
FOP	15	30	1993	4	606
PTO	156	5	1993	8	1,211
TOTALS	1,672			1,306	197,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,306	131.4768	173.55	226,656	1988	1998	0	0	0	12.73	87.27

1 SNGL FAM – 0% - 0 Heated Area: 1041 HX Base Yr



2103 CEDAR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,803
TOTAL MARKET OB/XF VALUE	2,771
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	350,574
SOH/AGL Deduction	2,927
ASSESSED VALUE	347,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,647
TOTAL JUST VALUE	350,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111689	REPAIR/RRF	4,725	09/26/2011
20053144	XFOB	1,000	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1468	6/15/2021	WD	Q	I	02	305,000
GRANTOR: WITTE MARY MAGUIRE						
GRANTEE: DUNCAN TODD E & REG						
2390/1130	8/10/2020	QC	U	I	11	100
GRANTOR: WITTE DANIEL M & MARY						
GRANTEE: WITTE MARY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=1993] N7 W16 S10 E13 R3 U3 $ D3 L3 W13 N3 W18 S30 E23 FOP=[YR=1993] E5 FGR=[YR=1993] S15 E20 N23 W20 S8 $ N3 W5 S3 $ N3 E5 N5 E12 N19 U3 L3 $.

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	0810	CONCRETE A	0	0	42	16	672.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,381	
2	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	1989	1989	3	54.5	390	

LAND DESCRIPTION

TOTAL OB/XF 2,771

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	RES	0	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS