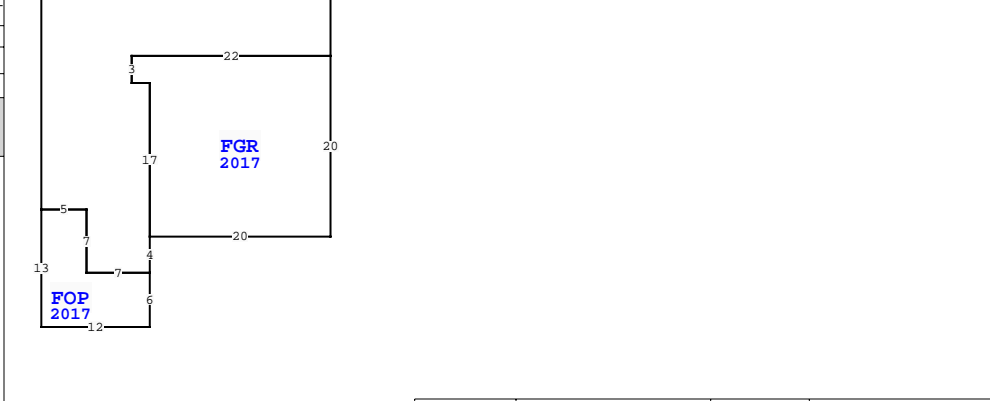


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 0%	- 2025									Heated Area: 1463	HX Base Yr



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	2017	1,463	303,462
FGR	406	55	2017	223	46,256
FOP	107	30	2017	32	6,637
FOP	128	30	2017	38	7,882
TOTALS	2,104			1,756	364,237

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	364,237	
TOTAL MARKET OB/XF VALUE	2,419	
TOTAL LAND VALUE - MARKET	150,000	
TOTAL MARKET VALUE	516,656	
SOH/AGL Deduction	0	
ASSESSED VALUE	516,656	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	516,656	
TOTAL JUST VALUE	516,656	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	490,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171868	CO ISSUED	0	12/13/2017
20171868	NEW CONSTR	188,839	06/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1106	8/27/2024	WD Q	Q	I	01	615,000
GRANTOR: LANGILL LAURIE A						
GRANTEE: INGRAM JENNIFER M						
2276/0599	5/09/2019	WD Q	Q	I	01	373,000
GRANTOR: WILLETTE MARK T & DEI						
GRANTEE: LANGILL LAURIE A						

EXTRA FEATURES															
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	0	0	0		7.00	100	2017	2017	3	96	2,419	

BUILDING NOTES		
2210 SHELL COVE CR, FERNANDINA BEACH		

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\$.		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							