LOT 3
SHELL COVE PBK 8/150

HORNER CHARLES R III & HOLLY A
3 WINSTON CIRCLE
HORSHAM, PA 19044

2025

27-3N-28-1192-0003-0000

BUILDING CHARACTERISTICS

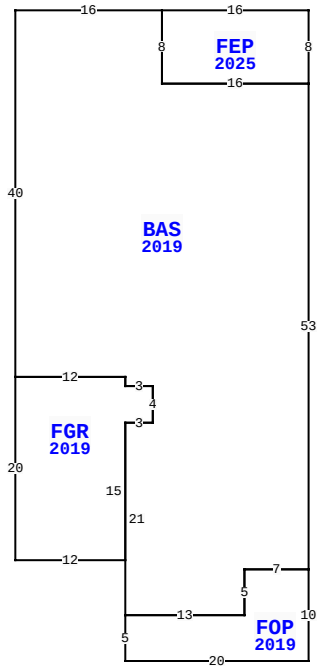
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	2019	1,625	312,034
FEP	128	80	2025	102	19,586
FGR	252	55	2019	139	26,691
FOP	135	30	2019	40	7,681
TOTALS	2,140			1,906	365,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,906	124.0778	196.04	373,652	2019	2019	0	0	0	2.05	97.95

1 SFR CUST – 0% - 0 Heated Area: 1625 HX Base Yr



2202 SHELL COVE CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	365,992
TOTAL MARKET OB/XF VALUE	4,713
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	520,705
SOH/AGL Deduction	59,787
ASSESSED VALUE	460,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,918
TOTAL JUST VALUE	520,705
NCON VALUE	7,588
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0041	FOP TO FEP	7,500	01/26/2024
20183007	NEW CONSTR	212,336	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2269/1191	4/16/2019	SW	Q	I	01	346,200
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HORNER CHARLES R II						
2041/1619	4/20/2016	SW	Q	V	05	548,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

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	323.00	SF	7.00	7.00	100	2019	2019	3	97	2,193	
2	0462	ST/AL FNC	0	0	0	0	192.00	SF	10.00	10.00	100	2025	2024		100	1,920	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-16,0] W16 S40 E12 S1 E3 S4 W3 S21 E13 N5 E7 N53 W16 N8 $
FGR=[YR=2019;ORIG=-32,40] S20 E12 N15 E3 N4 W3 N1 W12 $
FOP=[YR=2019;ORIG=-20,66] S5 E20 N10 W7 S5 W13 $
FEP=[YR=2025;ORIG=0,0] W16 S8 E16 N8 $
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LAND DESCRIPTION

TOTAL OB/XF 4,713

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/01/2024 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS