LOT 6
SHELL COVE PBK 8/150

PARMER ALYCE J L/E
2190 SHELL COVE CIRCLE
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

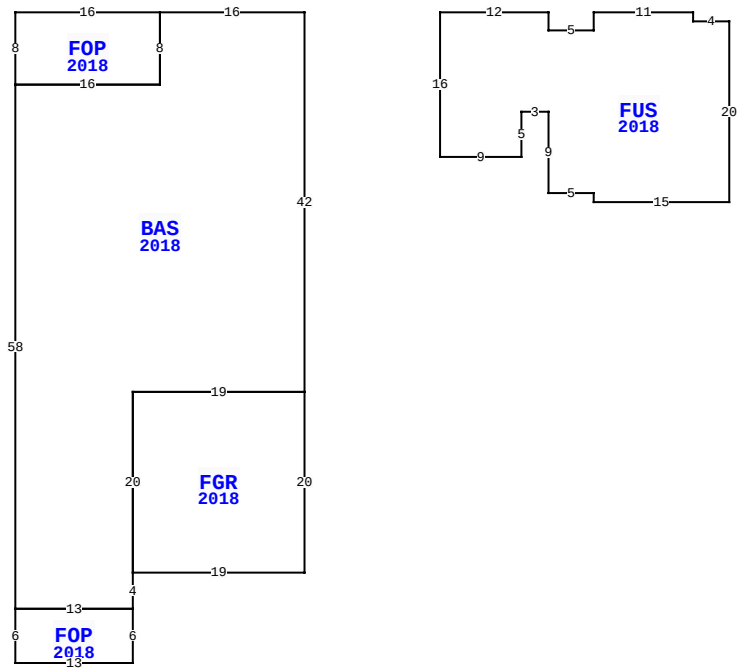
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,528	100	2018	1,528	306,116
FGR	380	55	2018	209	41,870
FOP	78	30	2018	23	4,607
FOP	128	30	2018	38	7,613
FUS	578	100	2018	578	115,795
TOTALS	2,692			2,376	476,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,376	130.1146	205.58	488,458	2018	2018	0	0	0	2.55	97.45

1 SFR CUST – 100% - 2019 Heated Area: 2106 HX Base Yr 2019



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

2190 SHELL COVE CR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		476,002
TOTAL MARKET OB/XF VALUE		2,159
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		628,161
SOH/AGL Deduction		261,952
ASSESSED VALUE		366,209
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		310,487
TOTAL JUST VALUE		628,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180756	CO ISSUED	0	08/21/2018
20180756	NEW CONSTR	268,079	03/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/645	1/22/2024	LE	U	I	11	100
GRANTOR: PARMER ALYCE JANE						
GRANTEE: HEIRS LISTED IN LAS						
2219/1238	8/16/2018	SW	Q	I	01	421,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: PARMER EARL H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S58
FOP=[YR=2018] S6 E13 N6 W13$ E13 N4 FGR=[YR=2018] E19 N20 W19
S20$ N20 E19 N42$ PTR=E15 FUS=[YR=2018] E12 S2 E5 N2 E11 S1
E4 S20 W15 N1 W5 N9 W3 S5 W9 N16$ W15$.

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	100	0	0	318.00	SF	7.00	7.00	100	2018	2018	3	97	2,159	

LAND DESCRIPTION

TOTAL OB/XF 2,159

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS