LOT 9
SHELL COVE PBK 8/150

RDG ENTERPRISES LLC
5140 VENICE AVE
HAMMONTON, NJ 08037

2025

27-3N-28-1192-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

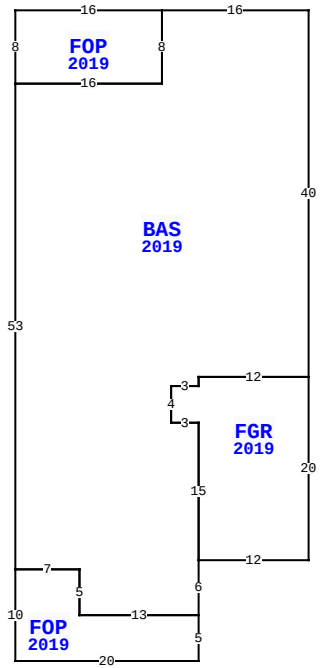
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	346,065
FGR	252	55	2019	139	29,601
FOP	128	30	2019	38	8,093
FOP	135	30	2019	40	8,519
TOTALS	2,140			1,842	392,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,842	137.6100	217.42	400,488	2019	2019	0	0	0	2.05	97.95

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



2178 SHELL COVE CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	392,278
TOTAL MARKET OB/XF VALUE	2,231
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	544,509
SOH/AGL Deduction	62,425
ASSESSED VALUE	482,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,084
TOTAL JUST VALUE	544,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182428	NEW CONSTR	212,336	07/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/0852	2/07/2019	SW	Q	I	01	355,600
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: RDG ENTERPRISES LLC						
2198/1808	5/24/2018	WD	Q	V	05	250,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 S53
FOP=[YR=2019] S10 E20 N5 W13 N5 W7$ E7 S5 E13 N6
FGR=[YR=2019] E12 N20 W12 S1 W3 S4 E3 S15$ N15 W3 N4 E3 N1
E12 N40$.

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	230.00	SF	10.00	10.00	100	2019	2019	3	97	2,231	

LAND DESCRIPTION

TOTAL OB/XF 2,231

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 02/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS