

LOT 11
IN OR 2172/1471
SHELL COVE PBK 8/150

HARRIS STEPHEN R III
2170 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0011-0000



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 Floor	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	2017	1,625	342,532
FGR	252	55	2017	139	29,299
FOP	128	30	2017	38	8,010
FOP	135	30	2017	40	8,432
TOTALS	2,140			1,842	388,273

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	2017	2017	0	0	3.05	96.95

1 SFR CUST - 100% - 2019

Heated Area: 1625

HX Base Yr 2019

Diagram illustrating the layout of the property (1 SFR CUST - 100% - 2019) showing setbacks and dimensions. The lot is 53 feet wide and 40 feet deep. The main building footprint is 16 feet by 16 feet. The setbacks are: 16 feet on the top, 16 feet on the bottom, 16 feet on the left, 7 feet on the front, 3 feet on the side, and 12 feet on the rear. The lot is labeled with 'BAS 2017', 'FOP 2017', and 'FGR 2017'.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025

MLU