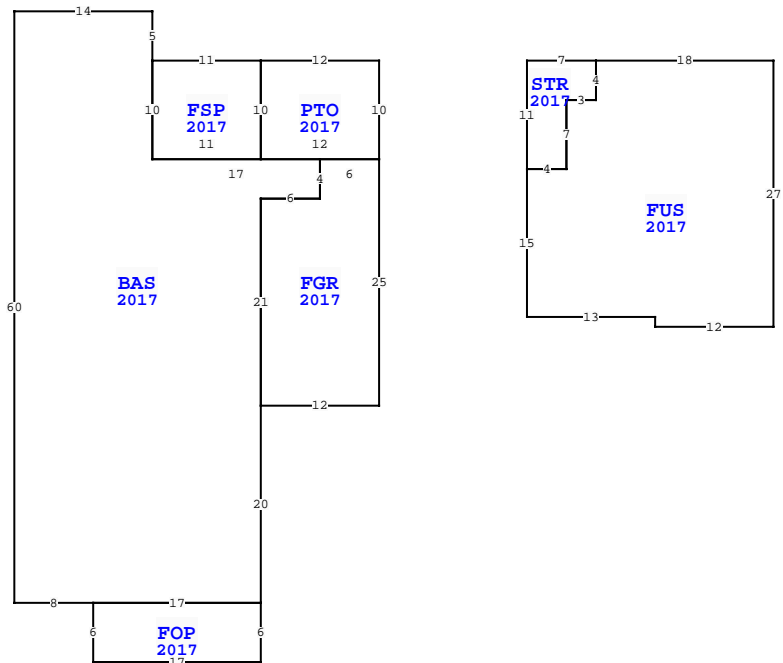


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	- 100%	- 2022									Heated Area: 1965	HX Base Yr 2022



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	1,359	100	2017	1,359	261,665
FGR	276	55	2017	152	29,266
FOP	102	30	2017	31	5,969
FSP	110	40	2017	44	8,471
FUS	606	100	2017	606	116,681
PTO	120	5	2017	6	1,156
STR	56	10	2017	6	1,156
TOTALS	2,629			2,204	424,364

2162 SHELL COVE CR, FERNANDINA BEACH

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

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	385.00	SF	7.00	7.00	100	2017	2017	3	96	2,587	

TOTAL OB/XF 2,587

LAND DESCRIPTION																								
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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				424,364
TOTAL MARKET OB/XF VALUE				2,587
TOTAL LAND VALUE - MARKET				150,000
TOTAL MARKET VALUE				576,951
SOH/AGL Deduction				95,764
ASSESSED VALUE				481,187
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				430,465
TOTAL JUST VALUE				576,951
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				561,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163561	CO ISSUED	0	06/29/2017
20163561	NEW CONSTR	237,734	12/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/0282	10/04/2022	LE U	I	I	11	100

GRANTOR: MEANS BETTY N
GRANTEE: MEANS ANDREW & SARA
2417/0257 12/03/2020 WD Q I 01 505,000
GRANTOR: SMITH KIMBERLY JO
GRANTEE: MEANS BETTY N

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2017] W12 FSP=[YR=2017] W11 BAS=[YR=2017] N5 W14 S60 E8 FOP=[YR=2017] S6 E17 N6 W17\$ E17 N20 FGR=[YR=2017] E12 N25 W6 S4 W6 S21\$ N21 E6 N4 W17 N10\$ S10 E11 N10 \$ S10 E12 N10\$ PTR=E15 STR=[YR=2017] E7 FUS=[YR=2017] E18 S27 W12 N1 W13 N15 E4 N7 E3 N4\$ S4 W3 S7 W4 N11\$ W15\$.