



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 Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,524	100	2019	1,524	298,746
FGR	384	55	2019	211	41,361
FOP	78	30	2019	23	4,509
FSP	128	40	2019	51	9,998
FUS	605	100	2019	605	118,597
TOTALS	2,719			2,414	473,210

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	385.00	SF	10.00
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00
4	0462	ST/AL FNC	0	0	0	0	164.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,414	126.6650	200.13	483,114	2019	2019	0	0	0	2.05	97.95	
1 SFR CUST - 0% - 2024													
Heated Area: 2129													
HX Base Yr													
2154 SHELL COVE CR, FERNANDINA BEACH													

TOTAL OB/XF													
9,336													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			473,210
TOTAL MARKET OB/XF VALUE			9,336
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			632,546
SOH/AGL Deduction			0
ASSESSED VALUE			632,546
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			632,546
TOTAL JUST VALUE			632,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			615,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182269	CO ISSUED	0	01/28/2019
20182269	NEW CONSTR	273,879	07/02/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2778/1883	4/03/2025	QC	U	I	11	100	
GRANTOR: ROBERTS GORDON							
GRANTEE: SHELL COVE CIRCLE L							
2666/1858	9/14/2023	WD	Q	I	01	785,000	
GRANTOR: GRUSING DOUGLAS W & K							
GRANTEE: ROBERTS GORDON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FSP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S58 FOP=[YR=2019] S6 E13 N6 W13\$ E13 N4 FGR=[YR=2019] E19 N20 W21 S2 E2 S18\$ N18 W2 N2 E21 N42\$ PTR=E15 FUS=[YR=2019] E12 S2 E5 N2 E15 S22 W15 N1 W5 N9 W3 S4 W9 N16\$ W15\$.									