

LOT 16
IN OR 2186/1051
SHELL COVE PBK 8/150

HAYES BRADLEY N
2150 SHELL COVE CR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0016-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	2018	1,625	323,291
FGR	252	55	2018	139	27,654
FOP	135	30	2018	40	7,958
FSP	128	40	2018	51	10,147
TOTALS	2,140			1,855	369,050

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,855	129.1444	204.05	378,513	2018	2018	0	0	2.50	97.50

1 SFR CUST - 100% - 2022

Heated Area: 1625

HX Base Yr 2022

FSP 2018

BAS 2018

FGR 2018

FOP 2018

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

MLU