

BONNETT LAWRENCE & SUSAN
2138 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

27-3N-28-1192-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	10		ABOVE AVG 90		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD														
Exterior Wall	14		WD SHINGLE 10		0500	01	2,535	125.5584	198.38	502,893	2019	2019		0	0	2.05	97.95	Tax Group: 2		Tax Dist:														
Roof Structure	03		GABLE/HIP 100		1 SFR CUST - 100% - 2020										Heated Area: 2242										HX Base Yr 2020									
Roof Cover	03		COMP SHNGL 100		8 15 15 32 20 20 20 12 6 12 FSP 2019 15 17 32 21 9 3 4 3 14 6 27 FUS 2019 20 24 6 12 6 20 20 20 20 32 BAS 2019 6 12 6 20 20 20 20 20 20 20 FGR 2019 6 12 6 20 20 20 20 20 20 20 FOP 2019																													
Interior Wall	05		DRYWALL 100																															
Interior Floo	11		CLAY TILE 60																															
Interior Floo	12		HARDWOOD 40																															
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.		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	1,448	100	2019	1,448	281,365																													
FGR	400	55	2019	220	42,749																													
FOP	72	30	2019	22	4,275																													
FSP	120	40	2019	48	9,327																													
FUS	794	100	2019	794	154,285																													
STR	33	10	2019	3	583																													
TOTALS					2,867			2,535	492,584																									
EXTRA FEATURES					2138 SHELL COVE CR, FERNANDINA BEACH																													
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	0		160.00	SF	10.00	10.00	100	2019	2019	3	97	1,552																	
2	0855	CONC PAVER	0	100	0	0		36.00	SF	10.00	10.00	100	2019	2019	3	97	349																	