LOT 20
IN OR 2164/295
SHELL COVE PBK 8/150

DUNCAN TODD E & REGINA M
2134 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

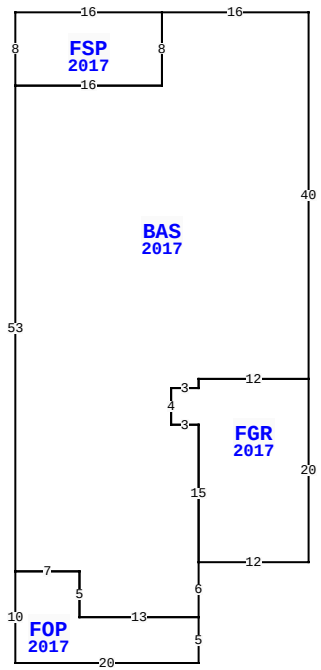
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	335,694
FGR	252	55	2017	139	28,715
FOP	135	30	2017	40	8,263
FSP	128	40	2017	51	10,536
TOTALS	2,140			1,855	383,207

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	134.8578	213.08	395,263	2017	2017	0	0	0	3.05	96.95

1 SFR CUST – 100% - 2018 Heated Area: 1625 HX Base Yr 2018



2134 SHELL COVE CR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,207
TOTAL MARKET OB/XF VALUE		3,418
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		536,625
SOH/AGL Deduction		254,969
ASSESSED VALUE		281,656
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		225,934
TOTAL JUST VALUE		536,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171871	CO ISSUED	0	12/08/2017
20171871	NEW CONSTR	203,745	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/0295	12/11/2017	SW	Q	I	01	359,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DUNCAN TODD E & REG						
2124/1711	6/06/2017	SW	Q	V	05	296,000
GRANTOR: ROBINSON CREEK 34 LLC						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FSP=[YR=2017] W16 S8 E16 N8$ S8 W16 S53
FOP=[YR=2017] S10 E20 N5 W13 N5 W7$ E7 S5 E13 N6
FGR=[YR=2017] E12 N20 W12 S1 W3 S4 E3 S15$ N15 W3 N4 E3 N1
E12 N40$.

EXTRA FEATURES

LN	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	220.00	SF	7.00	7.00	100	2017	2017	3	96	1,478	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 3,418

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS