LOT 23
SHELL COVE PBK 8/150

COOK CHARLES B & SHERRY M
3104 CHELSEA LANE
ACWORTH, GA 30102

2025

27-3N-28-1192-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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		2 100
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

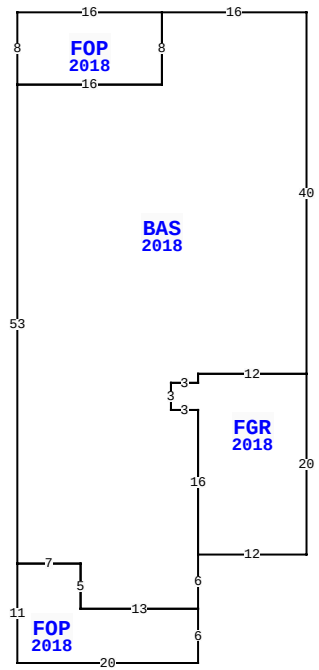
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.500

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	2018	1,628	342,079
FGR	249	55	2018	137	28,787
FOP	128	30	2018	38	7,984
FOP	155	30	2018	46	9,665
TOTALS	2,160			1,849	388,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,849	136.4000	215.51	398,478	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 2025 Heated Area: 1628 HX Base Yr



2122 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	388,516
TOTAL MARKET OB/XF VALUE	1,514
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	540,030
SOH/AGL Deduction	0
ASSESSED VALUE	540,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	540,030
TOTAL JUST VALUE	540,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180108	CO ISSUED	0	06/01/2018
20180108	NEW CONSTR	207,990	01/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1673	7/02/2024	QC	U	I	11	100
GRANTOR: COOK SHERRY MARLENE						
GRANTEE: COOK CHARLES B & SH						
2722/1671	6/25/2024	QC	U	I	11	100
GRANTOR: HARGIS SUSAN MARIE						
GRANTEE: COOK SHERRY MARLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S53
FOP=[YR=2018] S11 E20 N6 W13 N5 W7$ E7 S5 E13 N6
FGR=[YR=2018] E12 N20 W12 S1 W3 S3 E3 S16$ N16 W3 N3 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	0	0	0	223.00	SF	7.00	7.00	100	2018	2018	3	97	1,514	

LAND DESCRIPTION

TOTAL OB/XF 1,514

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	0		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