LOT 26
IN OR 2215/343
SHELL COVE PBK 8/150

IVEY DALE DELLINGER
2110 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

**2025**

**27-3N-28-1192-0026-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

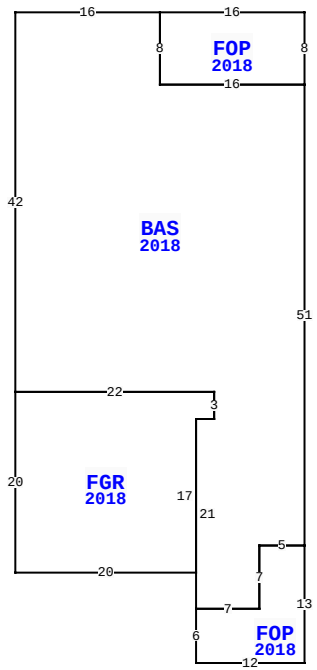
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1011.500

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,463 | 100 | 2018 | 1,463 | 290,549 |
| FGR | 406 | 55 | 2018 | 223 | 44,287 |
| FOP | 107 | 30 | 2018 | 32 | 6,355 |
| FOP | 128 | 30 | 2018 | 38 | 7,547 |
| TOTALS | 2,104 | | | 1,756 | 348,737 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,756 | 129.5800 | 204.74 | 359,523 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST – 100% - 2019 Heated Area: 1463 HX Base Yr 2019




2110 SHELL COVE CR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 348,737 |
| TOTAL MARKET OB/XF VALUE | | 2,193 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 500,930 |
| SOH/AGL Deduction | | 186,710 |
| ASSESSED VALUE | | 314,220 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 263,498 |
| TOTAL JUST VALUE | | 500,930 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 474,974 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20180856 | CO ISSUED | 0 | 07/25/2018 |
| 20180586 | NEW CONSTR | 192,611 | 02/19/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2215/0343 | 7/27/2018 | SW | Q | I | 01 | 326,000 |
| GRANTOR: ARTISAN HOMES LLC | | | | | | |
| GRANTEE: IVEY DALE DELLINGER | | | | | | |
| 2151/1013 | 9/29/2017 | WD | Q | V | 05 | 390,000 |
| GRANTOR: MAGNOLIA HOMES INC | | | | | | |
| GRANTEE: ARTISAN HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W16 S42 FGR=[YR=2018] S20 E20 N17 E2 N3 W22$ E22 S3 W2 S21 FOP=[YR=2018] S6 E12 N13 W5 S7 W7$ E7 N7 E5 N51 W16 N8$ S8 E16 N8$.

## 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 | 323.00 | SF | 7.00 | 7.00 | 100 | 2018 | 2018 | 3 | 97 | 2,193 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,193

| 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