LOT 27
SHELL COVE PBK 8/150

DIAMOND ELIZABETH C L/E/
2106 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

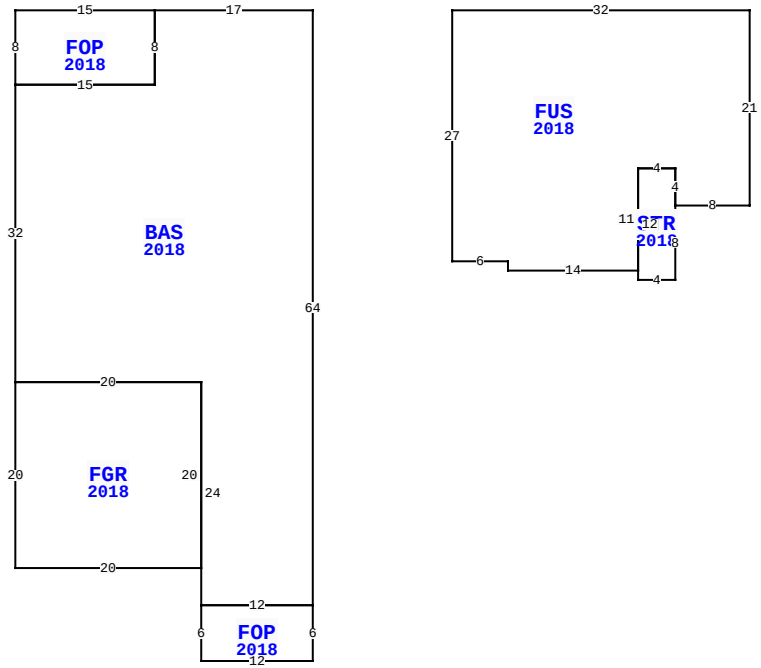
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2018	1,448	275,230
FGR	400	55	2018	220	41,817
FOP	72	30	2018	22	4,182
FOP	120	30	2018	36	6,843
FUS	790	100	2018	790	150,161
STR	48	10	2018	5	950
TOTALS	2,878			2,521	479,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,521	123.4464	195.05	491,721	2018	2018	0	0	0	2.55	97.45

1 SFR CUST – 100% - 2019 Heated Area: 2238 HX Base Yr 2019



2106 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		479,182
TOTAL MARKET OB/XF VALUE		2,281
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		631,463
SOH/AGL Deduction		333,422
ASSESSED VALUE		298,041
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		242,319
TOTAL JUST VALUE		631,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181679	CO ISSUED	0	12/17/2018
20181679	NEW CONSTR	288,516	05/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/0284	3/05/2020	LE	U	I	11	100
GRANTOR: DIAMOND ELIZABETH C						
GRANTEE: ELIZABETH C DIAMOND						
2244/0957	12/13/2018	SW	Q	I	01	395,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: DIAMOND ELIZABETH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FOP=[YR=2018] W15 S8 E15 N8$ S8 W15 S32
FGR=[YR=2018] S20 E20 N20 W20$ E20 S24 FOP=[YR=2018] S6 E12
N6 W12$ E12 N64$ PTR=E15 FUS=[YR=2018] E32 S21 W8
STR=[YR=2018] S8 W4 N12 E4 S4$ N4 W4 S11 W14 N1 W6 N27$ W15$.

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	336.00	SF	7.00	7.00	100	2018	2018	3	97	2,281	

LAND DESCRIPTION

TOTAL OB/XF 2,281

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