LOT 39
SHELL COVE PBK 8/150

DESAUTEL DAVID A/ROULEAU SARA E
2171 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0039-0000

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 50
Interior Floo	14	CARPET 50
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

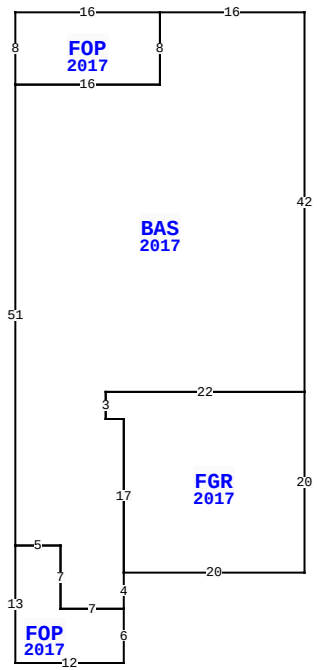
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.500		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	2017	1,463	287,434
FGR	406	55	2017	223	43,813
FOP	107	30	2017	32	6,287
FOP	128	30	2017	38	7,466
TOTALS	2,104			1,756	344,999

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	128.2600	202.65	355,853	2017	2017	0	0	0	3.05	96.95

1 SFR CUST – 0% - 0 Heated Area: 1463 HX Base Yr



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

2171 SHELL COVE CR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	344,999
TOTAL MARKET OB/XF VALUE	2,708
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	497,707
SOH/AGL Deduction	56,820
ASSESSED VALUE	440,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	440,887
TOTAL JUST VALUE	497,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	471,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171250	NEW CONSTR	188,841	04/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1841	11/19/2019	WD	U	I	11	100
GRANTOR: CAMBRIDGE RONALD E &						
GRANTEE: DESAUTEL DAVID A &						
2319/1625	11/19/2019	WD	Q	I	02	375,000
GRANTOR: CAMBRIDGE RONALD E &						
GRANTEE: DESAUTEL DAVID A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8$ S8 W16 S51
FOP=[YR=2017] S13 E12 N6 W7 N7 W5$ E5 S7 E7 N4 FGR=[YR=2017]
E20 N20 W22 S3 E2 S17$ N17 W2 N3 E22 N42$.

EXTRA FEATURES

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	0	0	0	403.00	SF	7.00	7.00	100	2017	2017	3	96	2,708	

LAND DESCRIPTION

TOTAL OB/XF 2,708

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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