LOT 41
SHELL COVE PBK 8/150

GLASHEEN MICHAEL & GLORIA
2179 SHELL COVE CIR
FERNANDINA BEACH, FL 32034

2025

27-3N-28-1192-0041-0000

BUILDING CHARACTERISTICS

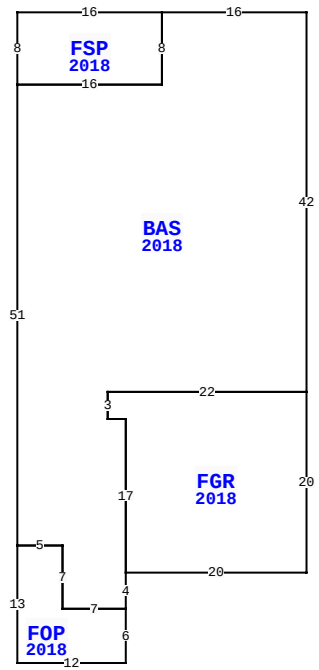
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	266,586
FGR	406	55	2018	223	40,635
FOP	107	30	2018	32	5,831
FSP	128	40	2018	51	9,293
TOTALS	2,104			1,769	322,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,769	129.5800	204.74	362,185	2018	2018	8	0	0	3.00	89.00

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



2179 SHELL COVE CR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		322,345
TOTAL MARKET OB/XF VALUE		2,526
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		474,871
SOH/AGL Deduction		177,285
ASSESSED VALUE		297,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,864
TOTAL JUST VALUE		474,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172579	CO ISSUED	0	03/15/2018
20172579	NEW CONSTR	188,999	08/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2579/0581	7/14/2022	WD	U	I	11	100
GRANTOR: GLASHEEN MICHAEL & GL						
GRANTEE: GLASHEEN MICHAEL J						
2184/1752	3/15/2018	SW	Q	I	02	338,300
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: GLASHEEN MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] W16 S8 E16 N8$ S8 W16 S51 FOP=[YR=2018] S13 E12 N6 W7 N7 W5$ E5 S7 E7 N4 FGR=[YR=2018] E20 N20 W22 S3 E2 S17$ N17 W2 N3 E22 N42$.

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	372.00	SF	7.00	7.00	100	2018	2018	3	97	2,526	

LAND DESCRIPTION

TOTAL OB/XF 2,526

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