LOT 45
SHELL COVE PBK 8/150

RAMEY MICHAEL/WIDE MELODY J
4190 SKYLINE RANCH COURT
RAPID CITY, SD 57701

2025

27-3N-28-1192-0045-0000

BUILDING CHARACTERISTICS

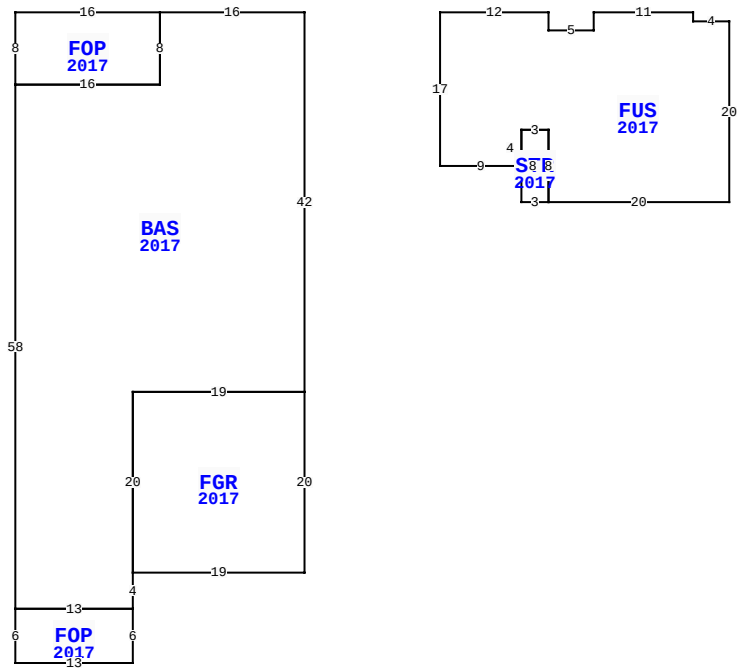
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,528	100	2017	1,528	296,921
FGR	380	55	2017	209	40,613
FOP	78	30	2017	23	4,470
FOP	128	30	2017	38	7,384
FUS	598	100	2017	598	116,204
STR	24	10	2017	2	388
TOTALS	2,736			2,398	465,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,398	126.9884	200.64	481,135	2017	2017	0	0	0	3.15	96.85

1 SFR CUST – 0% - 2023 Heated Area: 2126 HX Base Yr



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

2195 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	465,979
TOTAL MARKET OB/XF VALUE	2,856
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	618,835
SOH/AGL Deduction	0
ASSESSED VALUE	618,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618,835
TOTAL JUST VALUE	618,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	587,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163564	NEW CONSTR	259,937	12/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0409	5/09/2022	WD	Q	I	02	695,000
GRANTOR: HOUCHENS CARLA J & JA						
GRANTEE: RAMEY MICHAEL & MEL						
2143/1763	8/28/2017	SW	Q	I	01	369,900
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HOUCHENS CARLA J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] W16 S8 E16 N8$ S8 W16 S58
FOP=[YR=2017] S6 E13 N6 W13$ E13 N4 FGR=[YR=2017] E19 N20 W19
S20$ N20 E19 N42$ PTR=E15 FUS=[YR=2017] E12 S2 E5 N2 E11 S1
E4 S20 W20 STR=[YR=2017] W3 N8 E3 S8$ N8 W3 S4 W9 N17$ 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	0	0	0	425.00	SF	7.00	7.00	100	2017	2017	3	96	2,856	

LAND DESCRIPTION

TOTAL OB/XF 2,856

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