

OWENS DANIEL E & BARBARA S
94812 SCALLOP SHELL COURT
FERNANDINA BEACH, FL 32034

29-2N-28-0117-0090-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0900 01 3,418 105.2296 138.90 474,760 2019 2019 0 0 2.00 98.00										Tax Group: 4 Tax Dist:									
Roof Structure 08										1 SNGL FAM - 100% - 2020 Heated Area: 2845 HX Base Yr 2020										BUILDING MARKET VALUE 465,265									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 101,974									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 125,000									
Interior Floor 11																				TOTAL MARKET VALUE 692,239									
Interior Floor 14																				SOH/AGL Deduction 271,796									
Air Condition 03																				ASSESSED VALUE 420,443									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 369,721									
Bathrooms 3 100																				TOTAL JUST VALUE 692,239									
Frame 02																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 622,944									
Occupancy 00																													
Quality 02										Quality Level 02																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 04																			
NEIGHBORHOOD/LOC 4087.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,845 100 2019 2,845 387,268																													
FGR 711 55 2019 391 53,224																													
FOP 166 30 2019 50 6,806																													
FOP 402 30 2019 121 16,471																													
FST 20 55 2019 11 1,497																													
TOTALS 4,144										3,418 465,265																			
EXTRA FEATURES										94812 SCALLOP SHELL CT, FERNANDINA BEACH																			
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 0 100 0 0 779.00 SF 10.00 10.00 100 2019 2019 3 97 7,556																													
2 0855 CONC PAVER 0 100 0 0 66.00 SF 10.00 10.00 100 2019 2019 3 97 640																													
3 0855 CONC PAVER 0 100 95 3 285.00 SF 10.00 10.00 100 2020 2020 3 98 2,793																													
4 0911 SCRNM RM A 0 100 0 0 1,686.00 SF 17.50 17.50 100 2020 2020 3 86 25,374																													
5 0861 POOL GUNIT 0 100 0 0 613.00 SF 85.00 85.00 100 2020 2020 3 90 46,895																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2020 2020 3 86 1,720																													
7 0857 SANDSTONE/ 0 100 0 0 1,073.00 SF 16.00 16.00 100 2020 2020 3 99 16,996																													
LAND DESCRIPTION										TOTAL OB/XF 101,974																			
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 000134 C RES POND 100 RSF-2 0.00 0.00 1.00 LT 1.00 1.00 1.00 125,000.00 125,000.00 125,000																													
REVIEW DATE 02/18/2021 BY KW										Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000										PRINTED 07/30/2025 BY SYS									