LOT 92
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

COX NORMAN E JR & VIKI ANN
94819 SCALLOP SHELL CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0092-0000

BUILDING CHARACTERISTICS

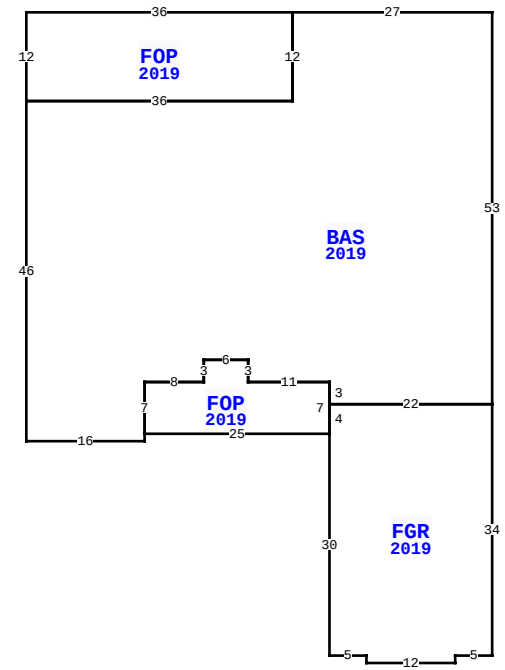
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,894	100	2019	2,894	403,806
FGR	760	55	2019	418	58,325
FOP	193	30	2019	58	8,093
FOP	432	30	2019	130	18,139
TOTALS	4,279			3,500	488,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,500	102.9572	143.11	500,885	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2894 HX Base Yr 2020



94819 SCALLOP SHELL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		488,363
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		613,363
SOH/AGL Deduction		203,355
ASSESSED VALUE		410,008
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,597
TOTAL JUST VALUE		613,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904383	CO ISSUED	0	09/23/2019
B1904383	NEW CONSTR	408,334	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/516	8/13/2023	QC	U	I	11	100
GRANTOR: COX FAMILY REVOCABLE						
GRANTEE: COX NORMAN E JR & V						
2586/1360	8/24/2022	SW	U	I	11	100
GRANTOR: COX VIKI A & NORMAN E						
GRANTEE: COX FAMILY REVOCABL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 FOP=[YR=2019] W36 S12 E36 N12$ S12 W36 S46 E16 N1 FOP=[YR=2019] E25 FGR=[YR=2019] S30 E5 S1 E12 N1 E5 N34 W22 S4 $ N7 W11 N3 W6 S3 W8 S7 $ N7 E8 N3 E6 S3 E11 S3 E22 N53 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS