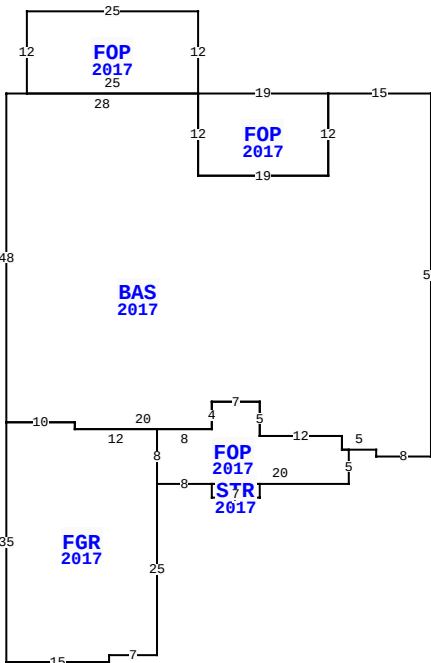


KUCHARSKI KEVIN A & MARION A
95268 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

38-2N-28-0181-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	10	ABOVE AVG 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Roof Structur	08	IRREGULAR 100								0500	11	3,474	137.7130	196.24	681,738	2017	2017		0			2.00	98.00																
Roof Cover	03	COMP SHNGL 90								1 SFR CUST - 100% - 2021										Heated Area: 2831										HX Base Yr 2021									
Roof Cover	11	SLATE 10																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 50																																					
Interior Floo	14	CARPET 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		3 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		04 Quality Level 04																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA								04																					
NEIGHBORHOOD/LOC		4014.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,831	100	2,831	544,444																																			
FGR	751	55	413	79,426																																			
FOP	228	30	68	13,077																																			
FOP	237	30	71	13,654																																			
FOP	300	30	90	17,309																																			
STR	14	10	1	192																																			
TOTALS	4,361		3,474	668,103																																			
EXTRA FEATURES					95268 SHELL MIDDEN LN, 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	74	5	370.00	SF	10.00	10.00	100	2017	2017	3	97	3,589																							
2	0812	CONCRETE C	0	100	0	0	2,222.00	SF	4.00	4.00	100	2017	2017	3	97	8,621																							
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430																							
4	0855	CONC PAVER	0	100	0	0	136.00	SF	10.00	10.00	100	2017	2017	3	97	1,319																							
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2017	2017	3	82	10,250																							
6	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2017	2017	3	87	30,763																							
7	0855	CONC PAVER	0	100	0	0	1,144.00	SF	10.00	10.00	100	2017	2017	3	97	11,097																							
8	0911	SCRN RM A	0	100	0	0	1,560.00	SF	17.50	17.50	100	2017	2017	3	82	22,386																							
LAND DESCRIPTION																		TOTAL OB/XF 91,455																					
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	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000																						
REVIEW DATE 05/02/2018 BY KW Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS																																							