LOT 5
BRADY POINT PRESERVE #2
PB 7/100

PERRYMAN FAMILY TRUST/PERRYMAN KEVIN R TRUSTEE
95224 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0181-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

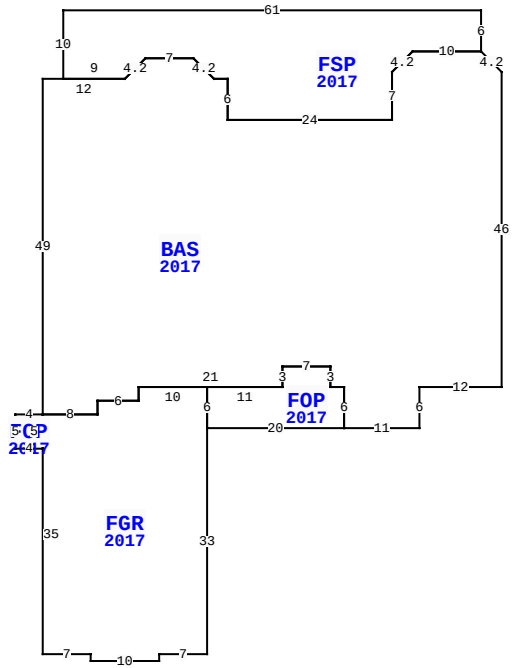
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	3,045	100	3,045	565,467
FGR	902	55	496	92,109
FOP	20	30	6	1,115
FOP	141	30	42	7,800
FSP	677	40	271	50,326
TOTALS	4,785		3,860	716,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,860	133.0452	189.59	731,817	2017	2017	0	0	0	2.05	97.95

1 SFR CUST – 100% - 2021 Heated Area: 3045 HX Base Yr 2021



95224 SHELL MIDDEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		716,815
TOTAL MARKET OB/XF VALUE		78,270
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		980,085
SOH/AGL Deduction		205,630
ASSESSED VALUE		774,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		724,455
TOTAL JUST VALUE		980,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		867,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102139	SCRN ENCLSR	15,000	02/23/2021
B2010623	SWIM POOL	50,000	11/03/2020
B1701577	CO ISSUED	0	11/15/2017
C1701577	CO ISSUED	0	11/15/2017
B1701577	ICI	406,764	02/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2358/0039	4/30/2020	WD	Q	I	01	870,000
GRANTOR: OESTMANN ROSS E & JOA						
GRANTEE: PERRYMAN FAMILY TRU						
2078/1465	10/19/2016	WD	Q	V	01	147,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: OESTMANN ROSS E & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 FSP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FOP=[YR=2017] W4 S5 E4 N5$ FGR=[YR=2017] S35 E7 S1 E10 N1 E7 N33 FOP=[YR=2017] E20 N6 W2 N3 W7 S3 W11 S6$ N6 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E21 N3 E7 S3 E2 S6 E11 N6 E12 N46$.

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	0812	CONCRETE C	0	100	0	0	2,379.00	SF	4.00	4.00	100	2017	2017	3	97	9,231	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
3	0911	SCRN RM A	0	100	0	0	1,200.00	SF	17.50	17.50	100	2021	2021	3	97	20,370	
4	0861	POOL GUNIT	0	100	0	0	427.00	SF	85.00	85.00	100	2021	2021	3	98	35,569	
5	0855	CONC PAVER	0	100	0	0	773.00	SF	10.00	10.00	100	2021	2021	3	100	7,730	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 78,270

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	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 12/21/2021 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS