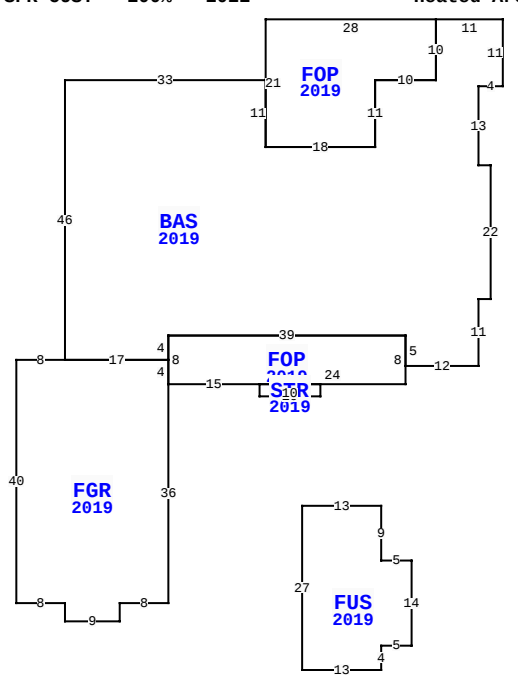


TURNER WENDY L/POLLOCK KIMBERLEY A
95200 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

38-2N-28-0181-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		10	ABOVE AVG 100		0500	11	4,169	127.2946	181.39	756,215	2019	2019		0		0	1.00	99.00	VALUATION BY					STANDARD															
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2021										Heated Area: 3365										HX Base Yr 2021														
Roof Cover		03	COMP SHNGL 90																	Tax Group: 4					Tax Dist:														
Roof Cover		13	STAND SEAM 10																	BUILDING MARKET VALUE					748,653														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					120,552														
Interior Floo		13	LVT/LAMNT 50																	TOTAL LAND VALUE - MARKET					185,000														
Interior Floo		14	CARPET 50																	TOTAL MARKET VALUE					1,054,205														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					269,233														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					784,972														
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB 50,000														
Bathrooms			4.5 100																	BASE TAXABLE VALUE					734,972														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					1,054,205														
Stories		1.5	1.5 100		NCON VALUE					0																													
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					900,084																													
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	2,944	100	2,944	528,672																																			
FGR	1,027	55	565	101,460																																			
FOP	312	30	94	16,880																																			
FOP	478	30	143	25,680																																			
FUS	421	100	421	75,601																																			
STR	20	10	2	359																																			
TOTALS		5,202		4,169	748,653																																		
EXTRA FEATURES					95200 SHELL MIDDEN LN, FERNANDINA BEACH															BLD DATE					LGL DATE					05/22/2023					MLU				
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465																							
2	0812	CONCRETE C	0	100	0	0	2,412.00	SF	4.00	4.00	100	2019	2019	3	99	9,552																							
3	0855	CONC PAVER	0	100	152	4	608.00	SF	10.00	10.00	100	2019	2019	3	99	6,019																							
4	1126	CB/STC 8"	0	100	26	0	104.00	SF	8.00	8.00	100	2019	2019	3	99	824																							
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2019	2019	3	90	6,750																							
6	0911	SCRN RM A	0	100	0	0	1,977.00	SF	17.50	17.50	100	2019	2019	3	90	31,138																							
7	0861	POOL GUNIT	0	100	0	0	556.00	SF	85.00	85.00	100	2019	2019	3	93	43,952																							
8	0857	SANDSTONE	0	100	0	0	1,421.00	SF	12.00	12.00	100	2019	2019	3	100	17,052																							
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800																							
LAND DESCRIPTION					TOTAL OB/XF															120,552																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																						