LOT 8
BRADY POINT PRESERVE #2
PB 7/100

TRAINOR SAM/
95124 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0181-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

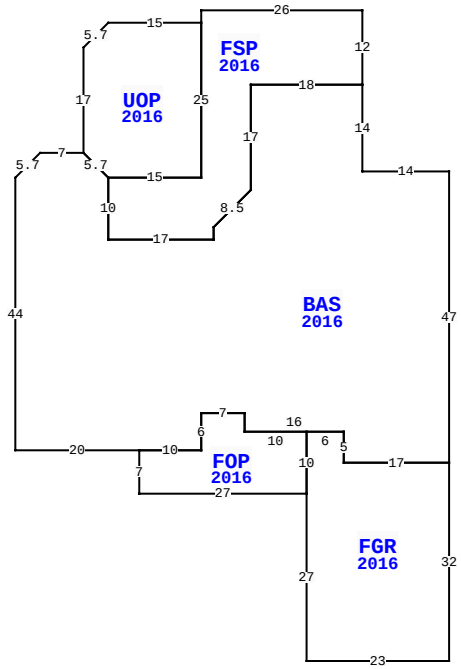
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,152	100	3,152	622,495
FGR	766	55	421	83,145
FOP	261	30	78	15,405
FSP	632	40	253	49,966
UOP	459	20	92	18,169
TOTALS	5,270		3,996	789,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,996	142.8750	203.60	813,586	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 3152 HX Base Yr 2017



95124 SHELL MIDDEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		789,178
TOTAL MARKET OB/XF VALUE		28,917
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		1,003,095
SOH/AGL Deduction		469,321
ASSESSED VALUE		533,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		483,774
TOTAL JUST VALUE		1,003,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		875,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012279	6 MOTORIZED SHUTT	41,600	12/09/2020
B1531202	CO ISSUED	0	11/17/2016
B1531202	NEW CONSTR	475,000	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/20/2017	CN	U	I	11	100
GRANTOR: TRAINOR SAM						
GRANTEE: TRAINOR SAM						
9999/9999	12/07/2007	CN	U	V	07	100
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: TRAINOR SAM						

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	78	3,900	
3	0855	CONC PAVER	0	100	67	3	201.00	SF	10.00	10.00	100	2016	2016	3	97	1,950	
4	0855	CONC PAVER	0	100	0	0	1,756.00	SF	10.00	10.00	100	2016	2016	3	97	17,033	
5	0855	CONC PAVER	0	100	140	3	420.00	SF	10.00	10.00	100	2016	2016	3	97	4,074	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 N14 FSP=[YR=2016] N12 W26 S2 UOP=[YR=2016] W15 D4 L4 S17 R4 D4 E15 N25$ S25 W15 S10 E17 N2 U6 R6 N17 E18$ W18 S17 D6 L6 S2 W17 N10 L4 U4 W7 D4 L4 S44 E20 FOP=[YR=2016] S7 E27 FGR=[YR=2016] S27 E23 N32 W17 N5 W6 S10$ N10 W10 N3 W7 S6 W10$ E10 N6 E7 S3 E16 S5 E17 N47$.

LAND DESCRIPTION

TOTAL OB/XF 28,917

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 12/09/2016 BY KW Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS