

LOT 18
BRADY POINT PRESERVE #2
PB 7/100

BLUBAUGH MICHELE DENISE
95295 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0181-0018-0000



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	PAGE 1 of 1 4													
Exterior Wall	10	ABOVE AVG 100	0500	11	3,523	132.0165	188.12	662,747	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022												Heated Area: 2704													
Roof Cover	03	COMP SHNGL 100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Interior Wall	05	DRYWALL 100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Interior Floo	12	HARDWOOD 70	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Interior Floo	14	CARPET 30	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Air Condition	03	CENTRAL 100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Heating Type	04	AIR DUCTED 100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Bedrooms	3	100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Bathrooms	3.5	100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Frame	02	WOOD FRAME 100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Stories	1.	1. 100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Units	0	100	1 SFR CUST - 100% - 2022												HX Base Yr 2022													
Quality			03	Quality Level 03												VALUATION SUMMARY												
DOR CODE			0100	SINGLE FAMILY												VALUATION SUMMARY												
MAP NUM			MKT AREA												VALUATION SUMMARY													
NEIGHBORHOOD/LOC			4014.00												VALUATION SUMMARY													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	VALUATION SUMMARY																							
BAS	2,704	100	2,704	503,589	VALUATION SUMMARY																							
FGR	946	55	520	96,844	VALUATION SUMMARY																							
FOP	308	30	92	17,134	VALUATION SUMMARY																							
FOP	628	30	188	35,013	VALUATION SUMMARY																							
STP	8	10	1	186	VALUATION SUMMARY																							
STP	16	10	2	372	VALUATION SUMMARY																							
UOP	80	20	16	2,980	VALUATION SUMMARY																							
TOTALS			4,690	3,523	656,120	VALUATION SUMMARY																						
EXTRA FEATURES					95295 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	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	0855	CONC PAVER	0 100	0 0	2,612.00	SF	10.00	10.00	100	2019	2019	3	99	25,859														
3	0810	CONCRETE A	0 100	0 0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154														
4	0600	SUMMER KIT	0 100	0 0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	90	4,500														
LAND DESCRIPTION																												
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	000135	C	SFR CNSVTN	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000											
REVIEW DATE 11/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS																												