

LOT 19
BRADY POINT PRESERVE #2
PB 7/100

SMITH MARY ANNE & JAMES
95321 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0181-0019-0000



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																				
Exterior Wall	31	HARDIE BRD 100	0500	11	3,282	133.7818	190.64	625,680	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY																				
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023													Heated Area: 2697																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	12	HARDWOOD 90														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 10														BUILDING MARKET VALUE										625,680									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										26,610									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										140,000									
Bedrooms	3	100														TOTAL MARKET VALUE										792,290									
Bathrooms	3.5	100														SOH/AGL Deduction										46,416									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										745,874									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	100														BASE TAXABLE VALUE										695,874									
			TOTAL JUST VALUE										792,290																						
			NCON VALUE										617,479																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										140,003																						
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	2,697	100	2,697	514,156																															
FGR	707	55	389	74,159																															
FOP	322	30	97	18,492																															
FSP	242	40	97	18,492																															
STP	10	10	1	191																															
STR	14	10	1	191																															
TOTALS			3,992	3,282	625,680																														
EXTRA FEATURES			95321 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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000																				
2	0855	CONC PAVER	0	100	0	200.00	SF	10.00	10.00	100	2022	2022	3	100	2,000																				
3	0855	CONC PAVER	0	100	0	2,261.00	SF	10.00	10.00	100	2022	2022	3	100	22,610																				
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 08/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS																																			