

LOT 5
BRADY POINT PRESERVE #2
PB 7/100

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

2024

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



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		10	ABOVE AVG 90	
Exterior Wall		16	WD FR STUC 10	
Roof Structure		08	IRREGULAR 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		12	HARDWOOD 70	
Interior Floor		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	592,195
FGR	902	55	496	96,463
FOP	20	30	6	1,166
FOP	141	30	42	8,168
FSP	677	40	271	52,704
TOTALS	4,785		3,860	750,696

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	199.57	770,340	2017	2017	0	0	0	2.55	97.45

1 SFR CUST - 100% - 2021

Heated Area: 3045

HX Base Yr 2021

Floor plan diagram showing various areas labeled with codes and years: BAS 2017, FGR 2017, FOP 2017, FSP 2017. Dimensions are provided for various sections of the property.

BLD DATE

XF DATE

LGL DATE

LAND DATE

03/15/2024

ML