LOT 13 & PT TRACT A-1
IN OR 2497/857
BRADY POINT PRESERVE #2 R/P

KELLY SPENCER & MAREN
95175 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0181-0013-0000

BUILDING CHARACTERISTICS

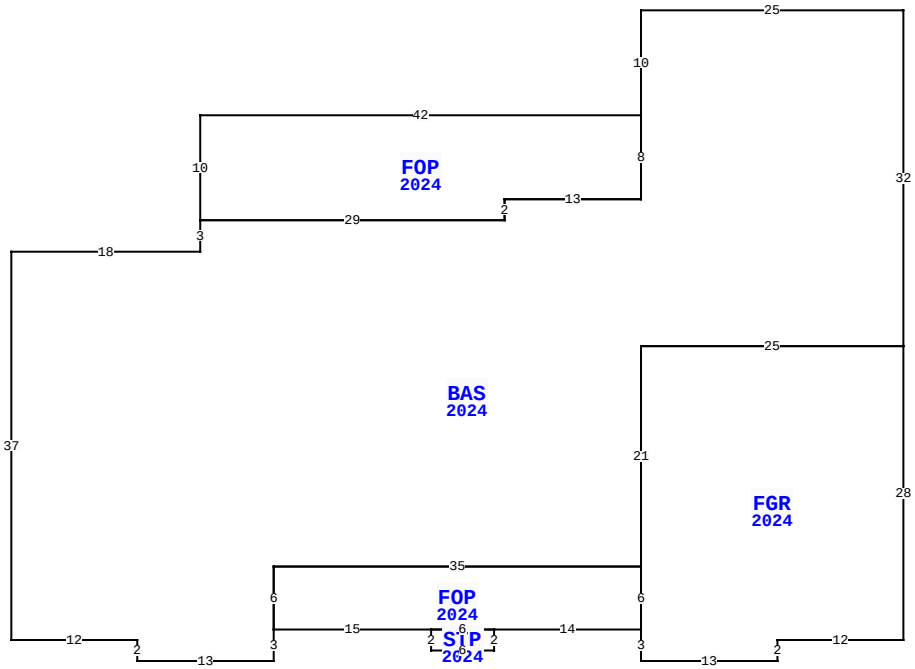
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,953	100	2,953	584,635
FGR	726	55	399	78,994
FOP	210	30	63	12,473
FOP	394	30	118	23,362
STP	12	10	1	198
TOTALS	4,295		3,534	699,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,534	131.9868	197.98	699,661	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2953 HX Base Yr 2024



95175 SHELL MIDDEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2024 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		699,661
TOTAL MARKET OB/XF VALUE		21,972
TOTAL LAND VALUE - MARKET		175,500
TOTAL MARKET VALUE		897,133
SOH/AGL Deduction		104,055
ASSESSED VALUE		793,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		743,078
TOTAL JUST VALUE		897,133
NCON VALUE		721,633
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/08/2023
22004484	NEW CONSTR	499,026	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/1060	10/07/2021	QC	U	V	11	100
GRANTOR: KELLY A L & LORI DENI						
GRANTEE: KELLY SPENCER R & M						
2497/0857	9/14/2021	QC	U	V	11	100
GRANTOR: KELLY A L & LORI DENI						
GRANTEE: KELLY SPENCER & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] W25 S10 S8 W13 S2 W29 S3 W18 S37 E12 S2 E13 N3 N6 E35 N21 E25 N32 $
FOP=[YR=2024;ORIG=35,30] W42 S10 E29 N2 E13 N8 $
FGR=[YR=2024;ORIG=60,52] W25 S21 S6 S3 E13 N2 E12 N28 $
FOP=[YR=2024;ORIG=0,73] E35 S6 W14 W6 W15 N6 $
STP=[YR=2024;ORIG=15,79] E6 S2 W6 N2 $
.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	2,323.00	SF	4.00	4.00	100	2024	2023		100	9,292	
2	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2024	2023		100	7,680	
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 21,972

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	195,000.00	165,750.00	165,750							
2	000000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	0.05	195,000.00	9,750.00	9,750							

REVIEW DATE 11/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 08/06/2024 BY SYS