

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

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure08

IRREGULAR 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

030512140304
COMP SHNGL 100
DRYWALL 100
HARDWOOD 70
CARPET 30
CENTRAL 100
AIR DUCTED 100

3 100
3.5 100
WOOD FRAME 100

1. 1. 100
0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100
SINGLE FAMILY

4014.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREA SUBAREA MARKET VALUE

BAS2,7041002,704527,414
FGR94655520101,425
FOP308309217,945
FOP6283018836,670
STP8101195
STP16102390
UOP8020163,120

TOTALS4,6903,523687,160

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201920193993,465
20855CONC PAVER0100002,612.00SF10.0010.001002019201939825,598
30810CONCRETE A01000024.00SF6.506.5010020192019398153
40600SUMMER KIT0100001.00UT5,000.005,000.00100201920193864,300

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN100RSF-10.000.001.00LT1.001.001.00195,000.00195,000.00195,000

REVIEW DATE11/07/2019BYDJTotal Acres: 0.00Total Land Value: 195,000Market: 0Agricultural: 0Common: 195,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500113,523132.0165198.02697,62420192019001.5098.50

1 SFR CUST - 100% - 2022Heated Area: 2704HX Base Yr 2022

FOP 2019

SFP 2019

BAS 2019

FGR 2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE687,160
TOTAL MARKET OB/XF VALUE33,516
TOTAL LAND VALUE - MARKET195,000
TOTAL MARKET VALUE915,676
SOH/AGL Deduction230,979
ASSESSED VALUE684,697
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE634,697
TOTAL JUST VALUE915,676
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE830,098

PERMIT NUMDESCRIPTIONAMTISSUED

C1807599CO ISSUED010/29/2019
B1807599NEW CONSTR386,62407/26/2018

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSN CD SALE PRICE

2459/15365/07/2021WDQI01850,000

GRANTOR:SMITH KENNETH M & BAR
GRANTEE:BLUBAUGH MICHELE DE
2337/11662/05/2020WDQI01770,000
GRANTOR:VANLENNEP HECTOR T
GRANTEE:SMITH KENNETH M & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 STP=[YR=2019] N4 W2 UOP=[YR=2019] N6 W8
FOP=[YR=2019] W51 S8 E15 S11 E20 N11 E16 N8\$ S10 E8 N4\$ S4
E2\$ W10 N2 W16 S11 W20 N11 W15S42 FOP=[YR=2019] S6 E7 S2 E8
STP=[YR=2019] S2 E8 N2 W8\$ E16 N2 E6 N7 W14 N2 W8 S3 W15\$ E15
N3 E8 S2 E14 S7 E7 FGR=[YR=2019] S25 E2 S12 E4 S3 E15 N3 E4
N37 W25\$ E23 N46\$.