

LOT 19
BRADY POINT PRESERVE #2
PB 7/100

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

2024

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



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 90		
Interior Floor	14	CARPET 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
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	2,697	100	2,697	541,207
FGR	707	55	389	78,061
FOP	322	30	97	19,465
FSP	242	40	97	19,465
STP	10	10	1	201
STR	14	10	1	201
TOTALS		3,992	3,282	658,599

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,282	133.7818	200.67	658,599	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023 Heated Area: 2697 HX Base Yr 2023											
95321 SHELL MIDDEN LN, FERNANDINA BEACH, FL 32034											
BLD DATE				LGL DATE				03/15/2024 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

EXTRA FEATURES							95321 SHELL MIDDEN LN, FERNANDINA BEACH					INC DATE		AG DATE		08/18/2024		12/25/2024		
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	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000				
2	0855	CONC PAVER	0	100	0	0	200.00	SF	10.00	10.00	100	2022	2022	3	100	2,000				
3	0855	CONC PAVER	0	100	0	0	2,261.00	SF	10.00	10.00	100	2022	2022	3	100	22,610				