LOT 2
BRADY POINT PRESERVE #2
PB 7/100

JONES GARY E & TRACEY L
95292 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

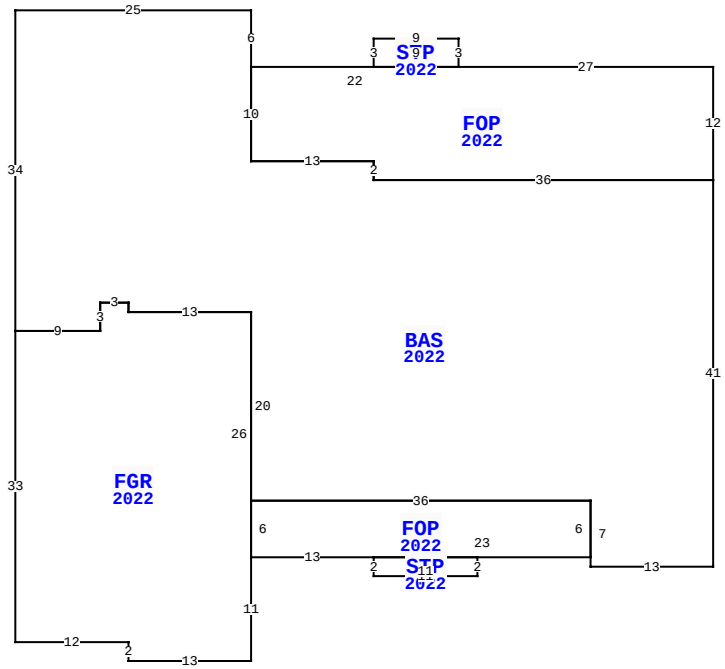
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,598	100	2022	2,598	716,074
FGR	886	55	2022	487	134,229
FOP	216	30	2022	65	17,916
FOP	562	30	2022	169	46,581
STP	22	10	2022	2	551
STP	27	10	2022	3	827
TOTALS	4,311			3,324	916,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,324	175.3244	277.01	920,781	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2598 HX Base Yr 2023



95292 SHELL MIDDEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		916,177
TOTAL MARKET OB/XF VALUE		25,126
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		1,206,303
SOH/AGL Deduction		374,884
ASSESSED VALUE		831,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		780,697
TOTAL JUST VALUE		1,206,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		873,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107779	NEW CONSTR	403,248	06/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/0046	4/09/2021	WD	Q	V	01	155,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: JONES GARY E & TRAC						
1751/0002	8/08/2011	WD	U	V	38	800,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: THE RANGE AT AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W27 STP=[YR=2022] N3W9S3E9$ W22 BAS=[YR=2022] N6 W25 S34 FGR=[YR=2022] S33 E12 S2 E13 N11 FOP=[YR=2022] E13 STP=[YR=2022] S2E11N2W11 $ E23 N6 W36 S6$ N26 W13 N1 W3 S3 W9$ E9 N3 E3 S1 E13 S20 E36 S7 E13 N41 W36 N2 W13 N10$ S10 E13 S2 E36 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	292.00	SF	10.00	10.00	100	2022	2022	3	99	2,891	
3	0855	CONC PAVER	0	100	0	0	2,046.00	SF	10.00	10.00	100	2022	2022	3	99	20,255	

LAND DESCRIPTION

TOTAL OB/XF 25,126

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	265,000.00	265,000.00	265,000							

REVIEW DATE 08/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS