LOT 3
PT OR 2110/535
BRADY POINT PRESERVE #2

KUCHARSKI KEVIN A & MARION A
95268 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

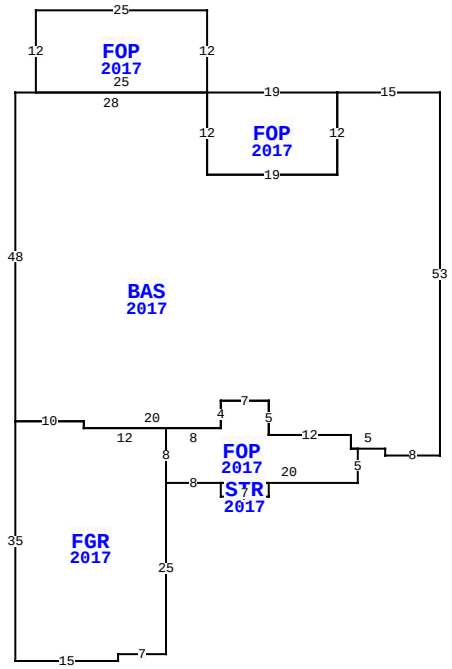
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	11	SLATE 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,831	100	2017	2,831	823,848
FGR	751	55	2017	413	120,187
FOP	228	30	2017	68	19,789
FOP	237	30	2017	71	20,662
FOP	300	30	2017	90	26,191
STR	14	10	2017	1	291
TOTALS	4,361			3,474	1,010,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,474	189.8770	300.01	1,042,235	2017	2017	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2021 Heated Area: 2831 HX Base Yr 2021



95268 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		1,010,968
TOTAL MARKET OB/XF VALUE		85,861
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		1,361,829
SOH/AGL Deduction		502,593
ASSESSED VALUE		859,236
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		808,514
TOTAL JUST VALUE		1,361,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		983,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632608	CO ISSUED	0	03/10/2017
B1633371	SWIM POOL	0	11/09/2016
B1632608	NEW CONSTR	377,170	07/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/0535	3/30/2017	WD	Q	I	01	932,600
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: KUCHARSKI KEVIN A &						
1751/0002	8/08/2011	WD	U	V	38	800,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: THE RANGE AT AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] W19 S12 E19 N12$ S12 W19 N12 FOP=[YR=2017] N12 W25 S12 E25$ W28 S48 FGR=[YR=2017] S35 E15 N1 E7 N25 FOP=[YR=2017] E8 STR=[YR=2017] S2 E7 N2 W7$ E20 N5 W1 N2 W12 N5 W7 S4 W8 S8$ N8 W12 N1 W10$ E10 S1 E20 N4 E7 S5 E12 S2 E5 S1 E8 N53$.

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	0855	CONC PAVER	0	100	74	5	370.00	SF	10.00	10.00	100	2017	2017	3	96	3,552	
2	0812	CONCRETE C	0	100	0	0	2,222.00	SF	4.00	4.00	100	2017	2017	3	96	8,532	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
4	0855	CONC PAVER	0	100	0	0	136.00	SF	10.00	10.00	100	2017	2017	3	96	1,306	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2017	2017	3	74	9,250	
6	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2017	2017	3	81	28,642	
7	0855	CONC PAVER	0	100	0	0	1,144.00	SF	10.00	10.00	100	2017	2017	3	96	10,982	
8	0911	SCRN RM A	0	100	0	0	1,560.00	SF	17.50	17.50	100	2017	2017	3	74	20,202	

LAND DESCRIPTION

TOTAL OB/XF 85,861

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	265,000.00	265,000.00	265,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS