

LOT 5
BRADY POINT PRESERVE #2
PB 7/100

BARTLETT THOMAS ALLAN & BONNIE ANDERSON
95224 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0005-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 90	0500	12	3,860	178.0920	281.39	1,086,165	2017	2017	0	0	0	3.05	96.95	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 10	1 SFR CUST - 100% - 2025													Heated Area: 3045												
Roof Structure	08	IRREGULAR 100														HX Base Yr 2025												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	12	HARDWOOD 70																										
Interior Floor	11	CLAY TILE 30																										
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	3,045	100	2017	3,045	830,700																							
FGR	902	55	2017	496	135,312																							
FOP	20	30	2017	6	1,637																							
FOP	141	30	2017	42	11,458																							
FSP	677	40	2017	271	73,931																							
TOTALS			4,785			3,860		1,053,037																				
EXTRA FEATURES						95224 SHELL MIDDEN LN, FERNANDINA BEACH																						
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	0812	CONCRETE C	0	100	0	0	2,379.00	SF	4.00	4.00	100	2017	2017	3	96	9,135												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395												
3	0911	SCRN RM A	0	100	0	0	1,200.00	SF	17.50	17.50	100	2021	2021	3	90	18,900												
4	0861	POOL GUNIT	0	100	0	0	427.00	SF	85.00	85.00	100	2021	2021	3	93	33,754												
5	0855	CONC PAVER	0	100	0	0	773.00	SF	10.00	10.00	100	2021	2021	3	99	7,653												
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800												
TOTAL OB/XF 74,637																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
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 12/21/2021 BY DJ																												
Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS																												

1 SFR CUST - 100% - 2025

Heated Area: 3045

HX Base Yr 2025

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 1,053,037

TOTAL MARKET OB/XF VALUE 74,637

TOTAL LAND VALUE - MARKET 265,000

TOTAL MARKET VALUE 1,392,674

SOH/AGL Deduction 282,019

ASSESSED VALUE 1,110,655

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 1,059,933

TOTAL JUST VALUE 1,392,674

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,021,880

PERMIT NUM DESCRIPTION AMT ISSUED

B2102139 SCRN ENCLSR 15,000 02/23/2021

B2010623 SWIM POOL 50,000 11/03/2020

B1701577 CO ISSUED 0 11/15/2017

C1701577 CO ISSUED 0 11/15/2017

B1701577 ICI 406,764 02/27/2017

SALES DATA

OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE

2734/1436 8/29/2024 WD Q I 01 1,460,000

GRANTOR: PERRYMAN FAMILY TRUST

GRANTEE: BARTLETT THOMAS ALL

2358/0039 4/30/2020 WD Q I 01 870,000

GRANTOR: OESTMANN ROSS E & JOA

GRANTEE: PERRYMAN FAMILY TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 FSP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FOP=[YR=2017] W4 S5 E4 N5\$ FGR=[YR=2017] S35 E7 S1 E10 N1 E7 N33 FOP=[YR=2017] E20 N6 W2 N3 W7 S3 W11 S6\$ N6 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E21 N3 E7 S3 E2 S6 E11 N6 E12 N46\$.