

POLLOCK-TURNER JOINT TRUST/TURNER WENDY L TRUSTEE
95200 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

38-2N-28-0181-0006-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

ABOVE AVG 100
IRREGULAR 100

Roof Cover Roof Cover0313

COMP SHNGL 90
STAND SEAM 10

Interior Wall Interior Floop Interior Floo Air Condition Heating Type Bedrooms Bathrooms0513140304

DRYWALL 100
LVT/LAMNT 50
CARPET 50
CENTRAL 100
AIR DUCTED 100
4 100
4.5 100

Frame Stories Units021.5

WOOD FRAME 100
1.5 100
0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC03010004014.00

Quality Level 03
SINGLE FAMILY
MKT AREA
04

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,94410020192,944776,732

FGR1,027552019565149,067

FOP3123020199424,801

FOP47830201914337,728

FUS4211002019421111,075

STR201020192527

TOTALS5,202

4,169

1,099,930

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0500124,169170.3944269.221,122,37820192019002.0098.00

1 SFR CUST - 100% - 2021Heated Area: 3365HX Base Yr 2021

28

11

10

11

4

13

22

11

12

8

5

13

9

5

14

5

4

13

27

8

9

8

40

36

15

8

4

17

8

46

33

21

11

18

11

10

4

39

24

8

39

4

8

17

8

FOP2019

BAS2019

FOP2019

STR2019

FUS2019

FGR2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/26/2025MLU

EXTRA FEATURES

95200 SHELL MIDDEN LN, FERNADINA 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

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201920193983,430

20812CONCRETE C0100002,412.00SF4.004.00100201920193979,359

30855CONC PAVER01001524608.00SF10.0010.00100201920193975,898

41126CB/STC 8"0100260104.00SF8.008.0010020192019397807

50600SUMMER KIT0100001.00UT7,500.007,500.00100201920193826,150

60911SCRN RM A0100001,977.00SF17.5017.501002019201938228,370

70861POOL GUNIT010000556.00SF85.0085.001002019201938741,116

80857SANDSTONE/0100001,421.00SF12.0012.001002019201939916,881

90871POOL HTR R0100001.00UT2,000.002,000.00100201920193821,640

LAND DESCRIPTION

TOTAL OB/XF113,651

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000134CRES POND100RS-10.000.001.00LT1.001.001.00265,000.00265,000.00265,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE1,099,930

TOTAL MARKET OB/XF VALUE113,651

TOTAL LAND VALUE - MARKET265,000

TOTAL MARKET VALUE1,478,581

SOH/AGL Deduction646,613

ASSESSED VALUE831,968

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE781,246

TOTAL JUST VALUE1,478,581

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,096,121

SALES DATA

OFF RECORD NumberDATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2794/20

6/09/2025

WD

U

I

11

100

GRANTOR: TURNER WENDY L

GRANTEE: POLLOCK-TURNER JOIN

2233/1049

10/26/2018

WD

U

V

11

10,000

GRANTOR: POLLOCK KIMBERLEY A L

GRANTEE: TURNER WENDY L & KI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] W28 S21 E18 N11 E10 N10\$
S10 W10 S11 W18 N11 W33 S46 FGR=[YR=2019] W8 S40 E8 S3 E9 N3
E8 N36 FOP=[YR=2019] E15 STR=[YR=2019] S2 E10 N2 W10\$ E24
N8 W39 S8\$ N4 W17\$ E17 N4 E39 S5 E12 N11 E2 N22 W2 N13 E4
N11\$ PTR= S80 W20 FUS=[YR=2019] W13 S27 E13 N4 E5 N14 W5 N9\$
N80 E20\$.

REVIEW DATE03/10/2020BYKW

Total Acres: 0.00Total Land Value: 265,000Market: 0Agricultural: 0Common: 265,000

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