LOT 8
BRADY POINT PRESERVE #2
PB 7/100

TRAINOR SAM/
95124 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

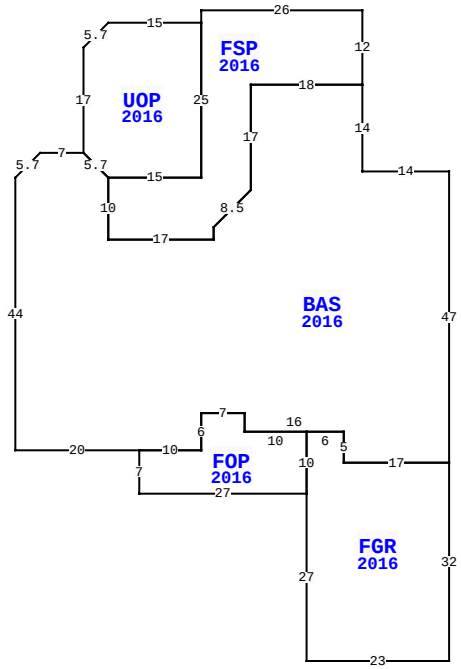
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,152	100	2016	3,152	914,372
FGR	766	55	2016	421	122,129
FOP	261	30	2016	78	22,627
FSP	632	40	2016	253	73,394
UOP	459	20	2016	92	26,689
TOTALS	5,270			3,996	1,159,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,996	191.2500	302.18	1,207,511	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3152 HX Base Yr 2017



95124 SHELL MIDDEN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,159,211
TOTAL MARKET OB/XF VALUE		28,022
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		1,452,233
SOH/AGL Deduction		886,502
ASSESSED VALUE		565,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		515,009
TOTAL JUST VALUE		1,452,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,049,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012279	6 MOTORIZED SHUTT	41,600	12/09/2020
B1531202	CO ISSUED	0	11/17/2016
B1531202	NEW CONSTR	475,000	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	1/20/2017	CN	U	I	11	100
GRANTOR: TRAINOR SAM						
GRANTEE: TRAINOR SAM						
9999/9999	12/07/2007	CN	U	V	07	100
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: TRAINOR SAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 N14 FSP=[YR=2016] N12 W26 S2 UOP=[YR=2016] W15 D4 L4 S17 R4 D4 E15 N25$ S25 W15 S10 E17 N2 U6 R6 N17 E18$ W18 S17 D6 L6 S2 W17 N10 L4 U4 W7 D4 L4 S44 E20 FOP=[YR=2016] S7 E27 FGR=[YR=2016] S27 E23 N32 W17 N5 W6 S10$ N10 W10 N3 W7 S6 W10$ E10 N6 E7 S3 E16 S5 E17 N47$.

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	2016	2016	3	97	1,940	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
3	0855	CONC PAVER	0	100	67	3	201.00	SF	10.00	10.00	100	2016	2016	3	95	1,910	
4	0855	CONC PAVER	0	100	0	0	1,756.00	SF	10.00	10.00	100	2016	2016	3	95	16,682	
5	0855	CONC PAVER	0	100	140	3	420.00	SF	10.00	10.00	100	2016	2016	3	95	3,990	

LAND DESCRIPTION

TOTAL OB/XF 28,022

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