LOT 10
BRADY POINT PRESERVE #2
PB 7/100

**WHITE GREG & MICHELLE**
95074 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

# 2025

**38-2N-28-0181-0010-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 80 |
| Roof Cover | 13 | STAND SEAM 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 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 | | 1 100 |
| Quality | 03 | Quality Level 03 |

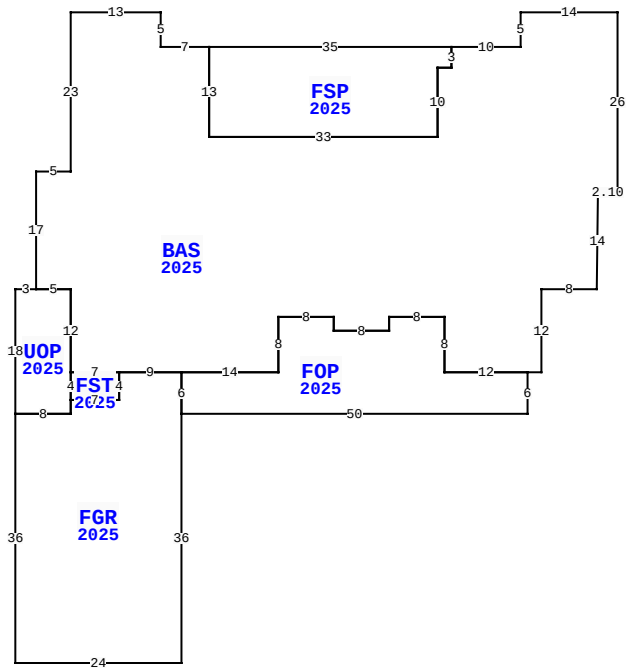
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4014.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,149 | 100 | 2025 | 3,149 | 648,348 |
| FGR | 932 | 55 | 2025 | 513 | 105,622 |
| FOP | 476 | 30 | 2025 | 143 | 29,442 |
| FSP | 435 | 40 | 2025 | 174 | 35,825 |
| FST | 28 | 55 | 2025 | 15 | 3,088 |
| UOP | 144 | 20 | 2025 | 29 | 5,971 |
| TOTALS | 5,164 | | | 4,023 | 828,295 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,023 | 130.3122 | 205.89 | 828,295 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 100% - 2025 Heated Area: 3149 HX Base Yr 2025




95074 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 | | 828,295 |
| TOTAL MARKET OB/XF VALUE | | 45,860 |
| TOTAL LAND VALUE - MARKET | | 265,000 |
| TOTAL MARKET VALUE | | 1,139,155 |
| SOH/AGL Deduction | | 172,045 |
| ASSESSED VALUE | | 967,110 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 916,388 |
| TOTAL JUST VALUE | | 1,139,155 |
| NCON VALUE | | 874,155 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 195,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240003005 | NEW SFR (T)5053 ( | 616,357 | 03/15/2024 |
| 22018835 | NEW CONSTR | 616,357 | 12/27/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2501/1226 | 10/01/2021 | WD | Q | V | 02 | 195,000 |
| GRANTOR: EMRIE RYAN & SHAUNA | | | | | | |
| GRANTEE: WHITE GREG & MICHEL | | | | | | |
| 2441/1216 | 3/10/2021 | WD | Q | V | 01 | 145,000 |
| GRANTOR: DECILLIS KRISTINE LYN | | | | | | |
| GRANTEE: EMRIE RYAN & SHAUNA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E13 S5 E7 S13 E33 N10 E2 N3 E10 N5 E14 S26 W2.10 D14L0.2 W8 S12 W2 W12 N8 W8 S2 W8 N2 W8 S8 W14 W9 W7 N12 W5 N17 E5 N23 $
FSP=[YR=2025;ORIG=30,15] E35 S3 W2 S10 W33 N13 $
UOP=[YR=2025;ORIG=10,50] W5 W3 S18 E8 N2 N4 N12 $
FST=[YR=2025;ORIG=10,62] E7 S4 W7 N4 $
FGR=[YR=2025;ORIG=2,68] E8 N2 E7 N4 E9 S6 S36 W24 N36 $
FOP=[YR=2025;ORIG=26,68] E50 N6 W12 N8 W8 S2 W8 N2 W8 S8 W14 S6 $
.

## 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 | 0 | 0 | 2,586.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 25,860 | |
| 2 | 0502 | FP-CUSTOM | 0 | 100 | 0 | 0 | 2.00 | UT | 10,000.00 | 10,000.00 | 100 | 2025 | 2024 | | 100 | 20,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 45,860

| 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 07/10/2024 BY NW Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS