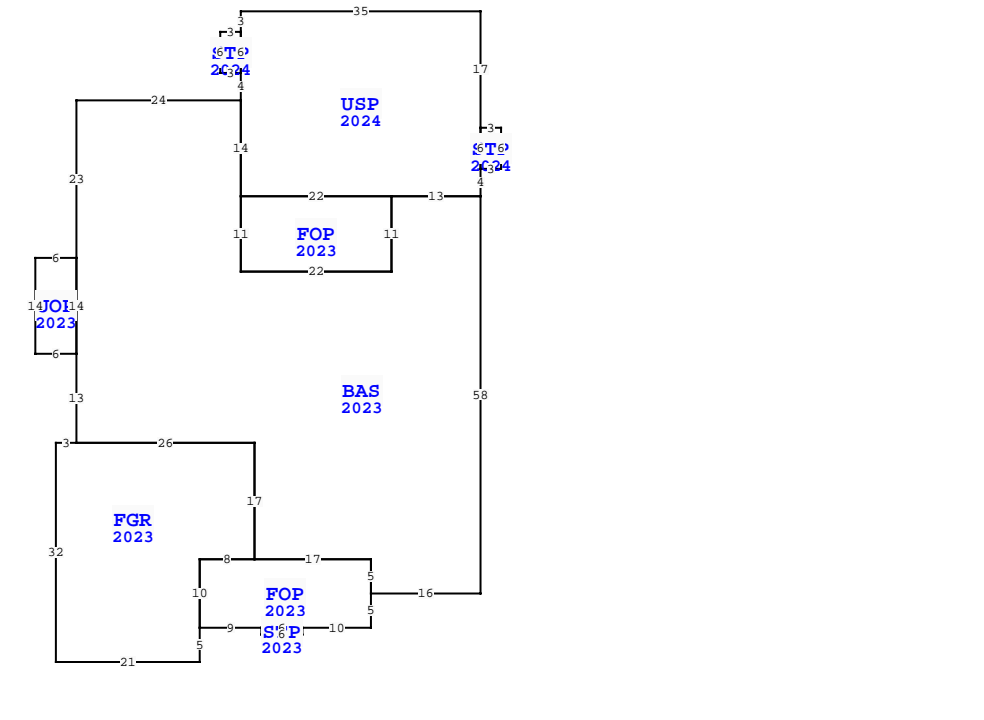




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	3,757	171.3600	270.75	1,017,208	2023	2023	0	0	0	100.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,017,208
TOTAL MARKET OB/XF VALUE			51,823
TOTAL LAND VALUE - MARKET			265,000
TOTAL MARKET VALUE			1,334,031
SOH/AGL Deduction			337,116
ASSESSED VALUE			996,915
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			946,193
TOTAL JUST VALUE			1,334,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			968,819



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	2,859	100	2023	2,859	774,074
FGR	808	55	2023	444	120,213
FOP	242	30	2023	73	19,765
FOP	250	30	2023	75	20,306
STP	6	10	2023	1	271
STP	18	10	2024	2	542
STP	18	10	2024	2	542
UOP	84	20	2023	17	4,603
USP	945	30	2024	284	76,893
TOTALS	5,230			3,757	1,017,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006458	SCRN ENCL	8,424	05/18/2023
22017614	SWIM POOL	85,838	11/30/2022
21016943	NEW CONSTR	491,268	12/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/0120	9/22/2021	WD	U	V	11	100

GRANTOR: ESPY SUSAN E & DIANE						
GRANTEE: ESPY SUSAN E & DIAN						
2465/1974	5/28/2021	WD	Q	V	01	160,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: ESPY SUSAN ELAINE &						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0855	CONC PAVER	0	100	0	2,154.00	SF	10.00	10.00	100	2023	2023		100	21,540	
3	0855	CONC PAVER	0	100	0	200.00	SF	10.00	10.00	100	2023	2023		100	2,000	
4	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		97	4,850	
5	0861	POOL GUNIT	0	100	0	216.00	SF	85.00	85.00	100	2024	2023		98	17,993	
6	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

95024 SHELL MIDDEN LN, FERNANDINA BEACH
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE 03/26/2025
 AG DATE
 MLU

BUILDING NOTES												
BAS=[YR=2023;ORIG=80,10] W13 S11 W22 N11 N14 W24 S23 S14 S13 E26 S17 E17 S5 E16 N58 \$												
FGR=[YR=2023;ORIG=18,46] E3 E26 S17 W8 S10 S5 W21 N32 \$												
FOP=[YR=2023;ORIG=39,63] E8 E17 S5 S5 W10 W6 W9 N10 \$												
FOP=[YR=2023;ORIG=45,10] E22 S11 W22 N11 \$												
UOP=[YR=2023;ORIG=15,19] E6 S14 W6 N14 \$												
STP=[YR=2023;ORIG=48,73] E6 S1 W6 N1 \$												
USP=[YR=2024;ORIG=45,10] E22 E13 N4 N6 N17 W35 S3 S6 S4 S14 \$												
STP=[YR=2024;ORIG=80,0] E3 S6 W3 N6 \$												
STP=[YR=2024;ORIG=45,-14] W3 S6 E3 N6 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								