LOT 14
PT OR 2373/205
BRADY POINT PRESERVE #2

KELLY A L & LORI DENISE
95195 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

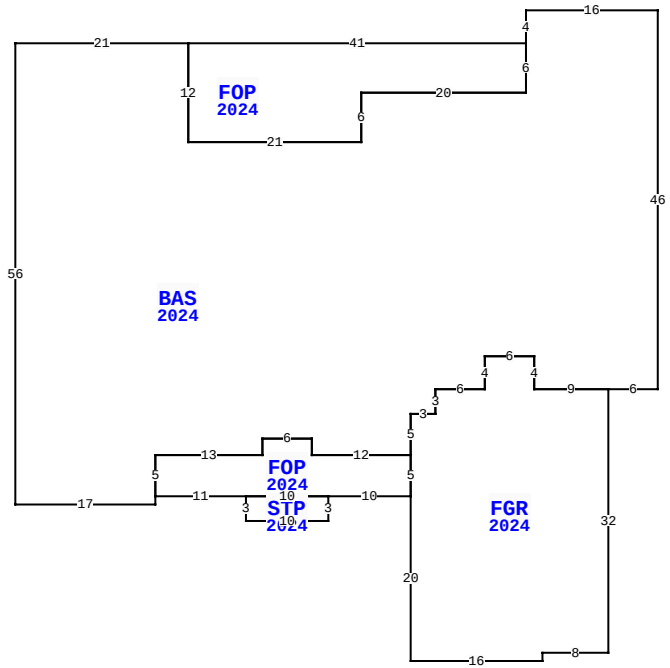
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,427	100	2024	3,427	899,930
FGR	799	55	2024	439	115,281
FOP	167	30	2024	50	13,130
FOP	372	30	2024	112	29,411
STP	30	10	2024	3	788
TOTALS	4,795			4,031	1,058,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,031	166.2056	262.60	1,058,541	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 3427 HX Base Yr 2025



95195 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		1,058,541
TOTAL MARKET OB/XF VALUE		15,056
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		1,286,097
SOH/AGL Deduction		139,155
ASSESSED VALUE		1,146,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,096,220
TOTAL JUST VALUE		1,286,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		937,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/03/2023
22000445	NEW CONSTR	573,602	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0205	6/30/2020	WD	Q	V	05	220,000
GRANTOR: PERKINS SAMUEL E & BR						
GRANTEE: KELLY A L & LORI DE						
1546/0822	1/16/2008	WD	Q	V		369,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: PERKINS SAMUEL E &						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,364.00	SF	4.00	4.00	100	2024	2023		100	9,456	
2	0825	BRICK	0	100	0	0	448.00	SF	12.50	12.50	100	2024	2023		100	5,600	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 S4 S6 W20 S6 W21 N12 W21 S56 E17 N1 N5 E13 N2 E6 S2 E12 N5 E3 N3 E6 N4 E6 S4 E9 E6 N46 $
FOP=[YR=2024;ORIG=23,14] E41 S6 W20 S6 W21 N12 $
FOP=[YR=2024;ORIG=19,64] E13 N2 E6 S2 E12 S5 W10 W10 W11 N5 $
STP=[YR=2024;ORIG=30,69] E10 S3 W10 N3 $
FGR=[YR=2024;ORIG=50,59] E3 N3 E6 N4 E6 S4 E9 S32 W8 S1 W16 N20 N5 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,056

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	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500							

REVIEW DATE 01/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS