LOT 16
IN OR 2093/1366
BRADY POINT PRESERVE #2

BARRETT SUSAN M S REV TRUST/BARRETT RICHARD F REV
95269 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95241 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	212,500
SOH/AGL Deduction	59,502
ASSESSED VALUE	152,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,998
TOTAL JUST VALUE	212,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1366	1/09/2017	QC	U	V	11	100
GRANTOR: BARRETT SUSAN M & RIC						
GRANTEE: BARRETT SUSAN M SUL						
2083/0718	11/03/2016	SW	Q	V	01	125,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: BARRETT SUSAN M & R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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 03/26/2025 BY MLU Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS