LOT 18
BRADY POINT PRESERVE #2
PB 7/100

BLUBAUGH MICHELE DENISE
95295 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0181-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

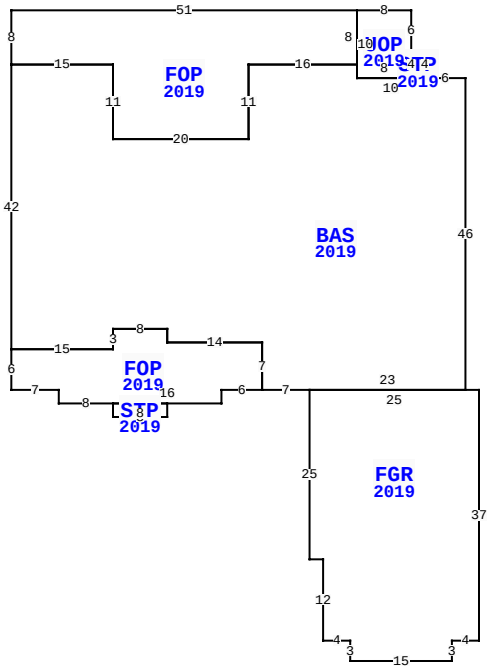
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,704	100	2019	2,704	739,884
FGR	946	55	2019	520	142,285
FOP	308	30	2019	92	25,173
FOP	628	30	2019	188	51,441
STP	8	10	2019	1	273
STP	16	10	2019	2	547
UOP	80	20	2019	16	4,378
TOTALS	4,690			3,523	963,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,523	176.7150	279.21	983,657	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2022 Heated Area: 2704 HX Base Yr 2022



95295 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		963,984
TOTAL MARKET OB/XF VALUE		33,017
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		1,209,501
SOH/AGL Deduction		504,948
ASSESSED VALUE		704,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		653,831
TOTAL JUST VALUE		1,209,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		915,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807599	CO ISSUED	0	10/29/2019
B1807599	NEW CONSTR	386,624	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/1536	5/07/2021	WD	Q	I	01	850,000
GRANTOR: SMITH KENNETH M & BAR						
GRANTEE: BLUBAUGH MICHELE DE						
2337/1166	2/05/2020	WD	Q	I	01	770,000
GRANTOR: VANLENNEP HECTOR T						
GRANTEE: SMITH KENNETH M & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W6 STP=[YR=2019] N4 W2 UOP=[YR=2019] N6 W8 FOP=[YR=2019] W51 S8 E15 S11 E20 N11 E16 N8$ S10 E8 N4$ S4 E2$ W10 N2 W16 S11 W20 N11 W15S42 FOP=[YR=2019] S6 E7 S2 E8 STP=[YR=2019] S2 E8 N2 W8$ E16 N2 E6 N7 W14 N2 W8 S3 W15$ E15 N3 E8 S2 E14 S7 E7 FGR=[YR=2019] S25 E2 S12 E4 S3 E15 N3 E4 N37 W25$ E23 N46$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	2,612.00	SF	10.00	10.00	100	2019	2019	3	97	25,336	
3	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 33,017

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 11/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS