

SMITH JAMES B & MARY ANNE REVOCABLE TRUST/SMITH JA
95321 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

38-2N-28-0181-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur04

HARDIE BRD 100 WOOD TRUSS 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

030512141304

COMP SHNGL 100 DRYWALL 100 HARDWOOD 90 CARPET 10 CENTRAL 100 AIR DUCTED 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030100

Quality Level 03 SINGLE FAMILY MKT AREA 04 4014.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPSTPSTR

2,697707322242101410055304020222022302022202220222022

2,6973899797111

759,274109,51427,30827,308282282

TOTALS3,9923,282923,966

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYECONFNCTEFF. BASE RATE% COND

0500123,282179.0780282.94928,60920222022000.5099.50

1 SFR CUST - 100% - 2023Heated Area: 2697HX Base Yr 2023

The site map displays several distinct areas with their respective dimensions and labels:

- BAS 2022**: A large central rectangular area.
- FSP 2022**: Located at the top right of the main area.
- SFP 2022**: Situated above the FSP area.
- FOP 2022**: A small area at the bottom right.
- STR 2022**: Adjacent to the FOP area.
- FGR 2022**: A large area on the left side.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

923,96626,344212,5001,162,810372,281790,52950,722739,8071,162,8100880,209

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2794/11126/09/2025WDUII11100

GRANTOR:SMITH MARY ANNE & JAMGRANTEE:SMITH JAMES B & MAR2566/06245/26/2022SWQII02907,700GRANTOR:ARTISAN HOMES LLCGRANTEE:SMITH MARY ANNE & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W13 FSP=[YR=2022] W1 STP=[YR=2022] N2 W5 S2 E5\$ W24 D3 R3 S8 E19 U3 R3 N8\$ S8 D3 L3 W19 N8 U3 L3 W9 D3 L3 S43 FGR=[YR=2022] S1 W3 S30 E21 FOP=[YR=2022] S1 E12 STR=[YR=2022] S2 E7 N2 W7\$ E20 N9 W12 N6 W7 S6 W12 S8 W1\$ E1 N23 E1 N8 L3 U3 W5 S3 W12\$ E12 N3 E5 D3 R3 S8 W1 S15 E12 N6 E7 S6 E12 N69\$.

EXTRA FEATURES

95321 SHELL MIDDEN LN, FERNANDINA BEACH FL 32159

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/26/2025MLU

LAND DESCRIPTION

TOTAL OB/XF26,344

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSD UNIT TDPPTH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL100RSF-10.000.001.00LT1.001.001.00212,500.00212,500.00212,500

REVIEW DATE08/15/2022BYDJTotal Acres: 0.00Total Land Value: 212,500Market: 0Agricultural: 0Common: 212,500PRINTED 07/30/2025 BY SYS