LOT 5
BRADY POINT PRESERVE #2
PB 7/100

BARTLETT THOMAS ALLAN & BONNIE ANDERSON
95224 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0181-0005-0000

BUILDING CHARACTERISTICS

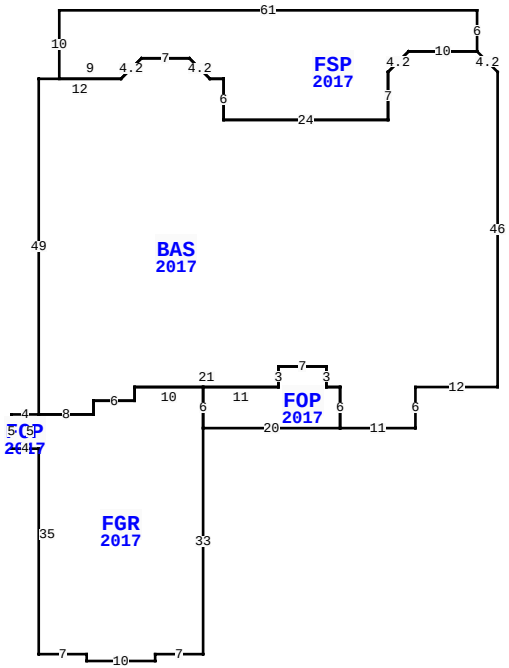
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	3,045	100	2017	3,045	868,236
FGR	902	55	2017	496	141,427
FOP	20	30	2017	6	1,711
FOP	141	30	2017	42	11,975
FSP	677	40	2017	271	77,272
TOTALS	4,785			3,860	1,100,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,860	178.0920	295.63	1,141,132	2017	2017	0	0	0	3.55	96.45

1 SFR CUST 100% - 2025 Heated Area: 3045 HX Base Yr 2025



95224 SHELL MIDDEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,100,622
TOTAL MARKET OB/XF VALUE		91,971
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		1,467,593
SOH/AGL Deduction		326,950
ASSESSED VALUE		1,140,643
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,089,232
TOTAL JUST VALUE		1,467,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,392,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102139	SCRN ENCLSR	15,000	02/23/2021
B2010623	SWIM POOL	50,000	11/03/2020
B1701577	CO ISSUED	0	11/15/2017
C1701577	CO ISSUED	0	11/15/2017
B1701577	ICI	406,764	02/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1436	8/29/2024	WD	Q	I	01	1,460,000
GRANTOR: PERRYMAN FAMILY TRUST						
GRANTEE: BARTLETT THOMAS ALL						
2358/0039	4/30/2020	WD	Q	I	01	870,000
GRANTOR: OESTMANN ROSS E & JOA						
GRANTEE: PERRYMAN FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 FSP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FOP=[YR=2017] W4 S5 E4 N5$ FGR=[YR=2017] S35 E7 S1 E10 N1 E7 N33 FOP=[YR=2017] E20 N6 W2 N3 W7 S3 W11 S6$ N6 W10 S2 W6 S2 W8$ E8 N2 E6 N2 E21 N3 E7 S3 E2 S6 E11 N6 E12 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0911	SCRN RM A	0	100	0	0	1,200.00	SF	18.00	18.00	100	2021	2021	3	86	18,576	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2021	2021	06	100	70,000	

LAND DESCRIPTION

TOTAL OB/XF 91,971

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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS