

LOT 6
BRADY POINT PRESERVE #2
PB 7/100

POLLOCK-TURNER JOINT TRUST/TURNER WENDY L TRUSTEE
95200 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0181-0006-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	13	STAND SEAM 10			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,944	100	2019	2,944	811,892
FGR	1,027	55	2019	565	155,815
FOP	312	30	2019	94	25,923
FOP	478	30	2019	143	39,437
FUS	421	100	2019	421	116,103
STR	20	10	2019	2	552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,169	170.3944	282.85	1,179,202	2019	2019	0	0	0	2.50
1 SFR CUST			100% - 2021			Heated Area: 3365			HX Base Yr 2021		
BLD DATE			LGL DATE								

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
4	1126	CB/STC 8"	0	100	26	0	104.00	SF	8.00	8.00	100
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100
6	0911	SCRN RM A	0	100	0	0	1,977.00	SF	18.00	18.00	100
7	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100
TOTAL OB/XF 104,344											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT	1.00
Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,149,722	
TOTAL MARKET OB/XF VALUE		104,344	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		1,529,066	
SOH/AGL Deduction		674,635	
ASSESSED VALUE		854,431	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		803,020	
TOTAL JUST VALUE		1,529,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,478,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013083	CO ISSUED	0	12/31/2019
C1908973	SCRN ENCLSR	53,033	11/01/2019
B1904209	SWIM POOL	95,000	04/01/2019
B1808830	NEW CONSTR	475,622	12/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2794/20	6/09/2025	WD U	I	11	100
GRANTOR: TURNER WENDY L					
GRANTEE: POLLOCK-TURNER JOIN					
2233/1049	10/26/2018	WD U	V	11	10,000
GRANTOR: POLLOCK KIMBERLEY A L					
GRANTEE: TURNER WENDY L & KI					

BUILDING NOTES											
BAS=[YR=2019] W11 FOP=[YR=2019] W28 S21 E18 N11 E10 N10\$ S10 W10 S11 W18 N11 W33 S46 FGR=[YR=2019] W8 S40 E8 S3 E9 N3 E8 N36 FOP=[YR=2019] E15 STR=[YR=2019] S2 E10 N2 W10\$ E24 N8 W39 S8\$ N4 W17\$ E17 N4 E39 S5 E12 N11 E2 N22 W2 N13 E4 N11\$ PTR= S80 W20 FUS=[YR=2019] W13 S27 E13 N4 E5 N14 W5 N9\$ N80 E20\$.											