LOT 12
BRADY POINT PRESERVE #2
PB 7/100

JOHNSON JULIA H/KNUDSTRUP MICHAEL C
95024 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0181-0012-0000

BUILDING CHARACTERISTICS

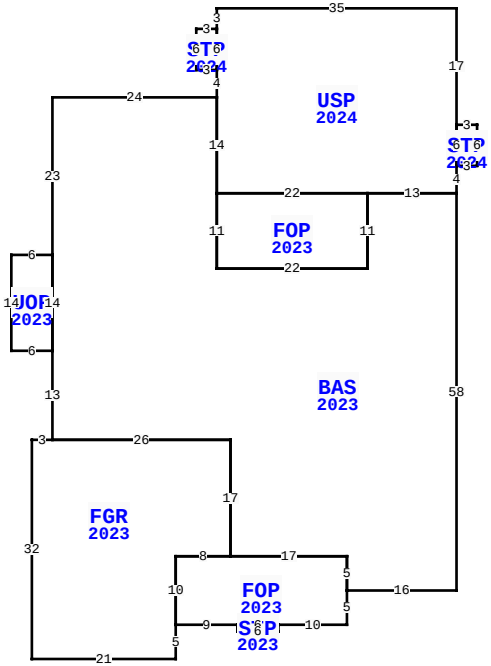
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,859	100	2023	2,859	809,205
FGR	808	55	2023	444	125,669
FOP	242	30	2023	73	20,662
FOP	250	30	2023	75	21,228
STP	6	10	2023	1	283
STP	18	10	2024	2	566
STP	18	10	2024	2	566
UOP	84	20	2023	17	4,812
USP	945	30	2024	284	80,383
TOTALS	5,230			3,757	1,063,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,757	171.3600	284.46	1,068,716	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2026 Heated Area: 2859 HX Base Yr



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

95024 SHELL MIDDEN LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,063,372
TOTAL MARKET OB/XF VALUE	78,115
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	1,416,487
SOH/AGL Deduction	0
ASSESSED VALUE	1,416,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,416,487
TOTAL JUST VALUE	1,416,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,334,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006458	SCRN ENCL	8,424	05/18/2023
22017614	SWIM POOL	85,838	11/30/2022
21016943	NEW CONSTR	491,268	12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2818/893	9/25/2025	WD	Q	I	01	1,450,000
GRANTOR: ESPY SUSAN ELAINE						
GRANTEE: JOHNSON JULIA H						
2499/0120	9/22/2021	WD	U	V	11	100
GRANTOR: ESPY SUSAN E & DIANE						
GRANTEE: ESPY SUSAN E & DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W13 S11 W22 N11 N14 W24 S23 S14 S13 E26 S17 E17 S5 E16 N58 $
FGR=[YR=2023;ORIG=18,46] E3 E26 S17 W8 S10 S5 W21 N32 $
FOP=[YR=2023;ORIG=39,63] E8 E17 S5 S5 W10 W6 W9 N10 $
FOP=[YR=2023;ORIG=45,10] E22 S11 W22 N11 $
UOP=[YR=2023;ORIG=15,19] E6 S14 W6 N14 $
STP=[YR=2023;ORIG=48,73] E6 S1 W6 N1 $
USP=[YR=2024;ORIG=45,10] E22 E13 N4 N6 N17 W35 S3 S6 S4 S14 $
STP=[YR=2024;ORIG=80,0] E3 S6 W3 N6 $
STP=[YR=2024;ORIG=45,-14] W3 S6 E3 N6 $
.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		99	3,465	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		93	4,650	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2024	2023	06	100	70,000	

LAND DESCRIPTION

TOTAL OB/XF 78,115

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	0		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 01/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS