LOT 13 & PT TRACT A-1
IN OR 2497/857
BRADY POINT PRESERVE #2 R/P

KELLY SPENCER & MAREN
95175 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0181-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

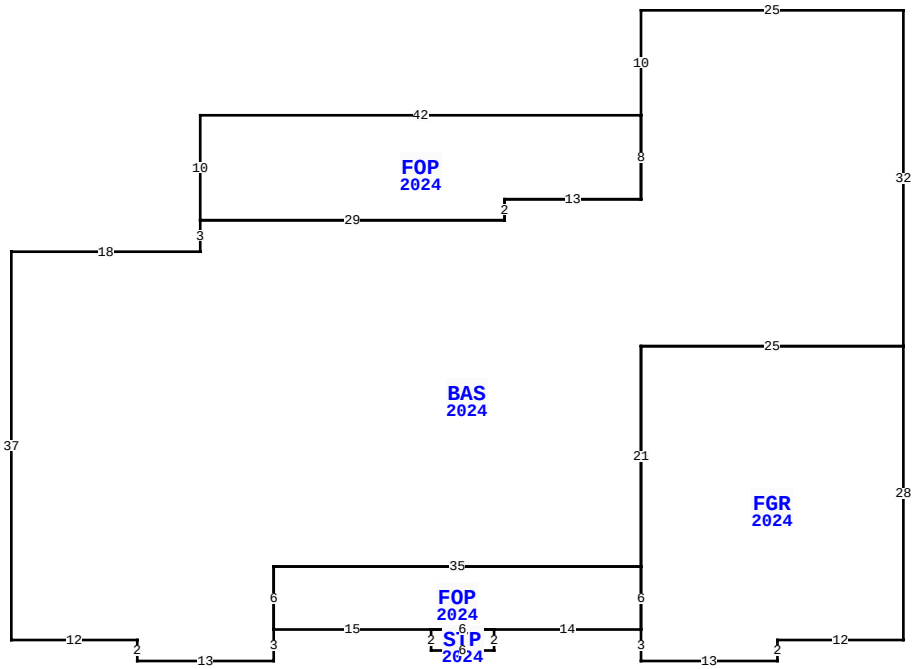
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,953	100	2024	2,953	829,082
FGR	726	55	2024	399	112,023
FOP	210	30	2024	63	17,688
FOP	394	30	2024	118	33,130
STP	12	10	2024	1	281
TOTALS	4,295			3,534	992,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,534	169.9830	282.17	997,189	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2953 HX Base Yr 2024



95175 SHELL MIDDEN LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		992,203
TOTAL MARKET OB/XF VALUE		4,950
TOTAL LAND VALUE - MARKET		247,000
TOTAL MARKET VALUE		1,244,153
SOH/AGL Deduction		406,042
ASSESSED VALUE		838,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		786,700
TOTAL JUST VALUE		1,244,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,231,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/08/2023
22004484	NEW CONSTR	499,026	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1060	10/07/2021	QC	U	V	11	100
GRANTOR: KELLY A L & LORI DENI						
GRANTEE: KELLY SPENCER R & M						
2497/0857	9/14/2021	QC	U	V	11	100
GRANTOR: KELLY A L & LORI DENI						
GRANTEE: KELLY SPENCER & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] W25 S10 S8 W13 S2 W29 S3 W18 S37 E12 S2 E13 N3 N6 E35 N21 E25 N32 $
FOP=[YR=2024;ORIG=35,30] W42 S10 E29 N2 E13 N8 $
FGR=[YR=2024;ORIG=60,52] W25 S21 S6 S3 E13 N2 E12 N28 $
FOP=[YR=2024;ORIG=0,73] E35 S6 W14 W6 W15 N6 $
STP=[YR=2024;ORIG=15,79] E6 S2 W6 N2 $
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EXTRA FEATURES

L N	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
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 4,950

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	220,000.00	220,000.00	220,000							
2	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	0.10	270,000.00	27,000.00	27,000							

REVIEW DATE 11/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 247,000 Market: 0 Agricultural: 0 Common: 247,000 PRINTED 07/09/2026 BY SYS