LOT 14
PT OR 2373/205
BRADY POINT PRESERVE #2

KELLY A L & LORI DENISE
95195 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0181-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

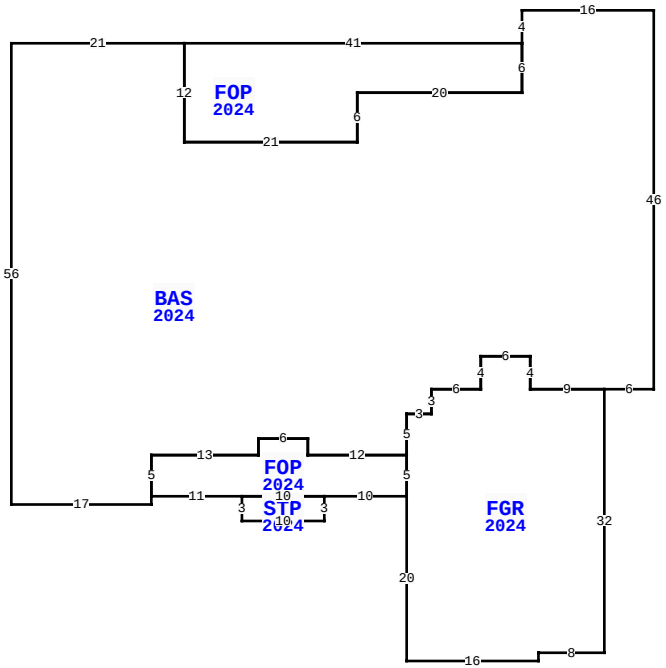
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	3,427	100	2024	3,427	940,781
FGR	799	55	2024	439	120,514
FOP	167	30	2024	50	13,726
FOP	372	30	2024	112	30,746
STP	30	10	2024	3	824
TOTALS	4,795			4,031	1,106,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,031	166.2056	275.90	1,112,153	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2025 Heated Area: 3427 HX Base Yr 2025



95195 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		1,106,592
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		1,326,592
SOH/AGL Deduction		148,683
ASSESSED VALUE		1,177,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,126,498
TOTAL JUST VALUE		1,326,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,286,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/03/2023
22000445	NEW CONSTR	573,602	01/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0205	6/30/2020	WD	Q	V	05	220,000
GRANTOR: PERKINS SAMUEL E & BR						
GRANTEE: KELLY A L & LORI DE						
1546/0822	1/16/2008	WD	Q	V		369,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: PERKINS SAMUEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 S4 S6 W20 S6 W21 N12 W21 S56 E17 N1 N5 E13 N2 E6 S2 E12 N5 E3 N3 E6 N4 E6 S4 E9 E6 N46 $
FOP=[YR=2024;ORIG=23,14] E41 S6 W20 S6 W21 N12 $
FOP=[YR=2024;ORIG=19,64] E13 N2 E6 S2 E12 S5 W10 W10 W11 N5 $
STP=[YR=2024;ORIG=30,69] E10 S3 W10 N3 $
FGR=[YR=2024;ORIG=50,59] E3 N3 E6 N4 E6 S4 E9 S32 W8 S1 W16 N20 N5 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 01/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS