LOT 17
IN OR 1986/42
BRADY POINT PRESERVE #2

BARRETT SUSAN M S REV TRUST/BARRETT RICHARD F REV
95269 SHELL MIDDEN LN
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0181-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

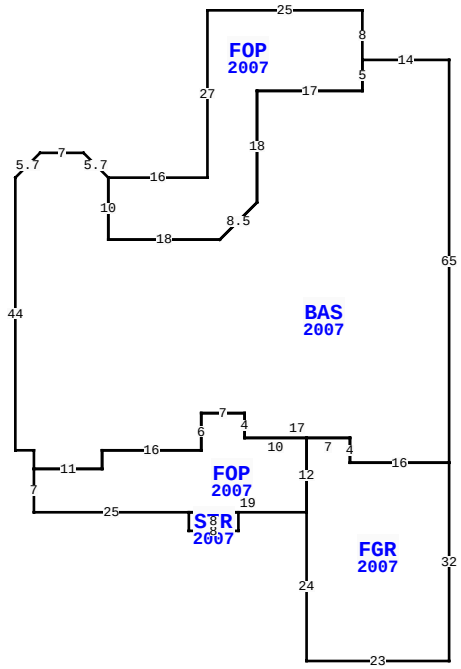
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,395	100	2007	3,395	656,261
FGR	764	55	2007	420	81,187
FOP	469	30	2007	141	27,255
FOP	659	30	2007	198	38,274
STR	24	10	2007	2	387
TOTALS	5,311			4,156	803,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,156	127.9652	212.42	882,818	2007	2007	0	0	0	9.00	91.00

1 SFR CUST 100% - 2017 Heated Area: 3395 HX Base Yr 2017



95269 SHELL MIDDEN LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		803,364
TOTAL MARKET OB/XF VALUE		71,779
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		1,095,143
SOH/AGL Deduction		331,710
ASSESSED VALUE		763,433
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		712,022
TOTAL JUST VALUE		1,095,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,033,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706003	DOORS	4,900	09/01/2017
E18622	ELEC OTHER	1,500	01/01/2007
M12429	MECH OTHER	0	01/01/2007
P11577	OTHER	0	09/01/2006
C18294	CO ISSUED	0	08/01/2006
B18293	SWIM POOL	10,650	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0042	6/11/2015	QC	U	I	11	100
GRANTOR: BARRETT RICHARD F & S						
GRANTEE: BARRETT SUSAN M SUL						
1892/0669	12/06/2013	WD	Q	I	02	875,000
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: BARRETT RICHARD F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N8 W25 S27 W16 S10 E18 U6 R6 N18 E17 N5 $ S5 W17 S18 D6 L6 W18 N10 U4 L4 W7 D4 L4 S44 E3 S3 FOP=[YR=2007] S7 E25 STR=[YR=2007] S3 E8 N3 W8 $ E19 FGR=[YR=2007] S24 E23 N32 W16 N4 W7 S12 $ N12 W10 N4 W7 S6 W16 S3 W11 $ E11 N3 E16 N6 E7 S4 E17 S4 E16 N65 $.

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	0911	SCRN RM A	0	100	0	0	1,288.00	SF	18.00	18.00	100	2007	2007	3	24	5,564	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2007	2007	06	85	59,500	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2007	2007	3	24	3,600	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 71,779

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS