LOT 1
BRADY POINT PRESERVE PB 7/76

W.R. HOWELL COMPANY
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2025

38-2N-28-0180-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96236 BRADY POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	288,600
TOTAL MARKET VALUE	288,600
SOH/AGL Deduction	0
ASSESSED VALUE	288,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,600
TOTAL JUST VALUE	288,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002524	PRIVATE PROVIDER	583,556	03/11/2025
M11357	MECH OTHER	0	04/01/2006
P10959	OTHER	0	04/01/2006
B0616958	NEW CONSTR	0	01/01/2006
B0515409	XFOB	75,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1629	12/06/2024	WD	Q	V	01	295,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: W.R. HOWELL COMPANY						
1751/0002	8/08/2011	WD	U	V	38	800,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: THE RANGE AT AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

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	000116	C	RES MARSH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.74	390,000.00	288,600.00	288,600							

REVIEW DATE 07/09/2025 BY TW Total Acres: 0.00 Total Land Value: 288,600 Market: 0 Agricultural: 0 Common: 288,600 PRINTED 07/30/2025 BY SYS