

LOT 2
IN OR 1471/1918
BRADY POINT PRESERVE PB 7/76

R & J COOPER INVESTMENTS LP
25 W PROSPECT AVE
CLEVELAND, OH 44115

2025

38-2N-28-0180-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 390,000 TOTAL MARKET VALUE 390,000 SOH/AGL Deduction 100,108 ASSESSED VALUE 289,892 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 289,892 TOTAL JUST VALUE 390,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 390,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1471/1918</td> <td>1/17/2007</td> <td>WD</td> <td>U</td> <td>V</td> <td>19</td> <td>400,000</td> </tr> </tbody> </table> GRANTOR: BRADY POINT PRESERVE GRANTEE: R & J COOPER INV LP										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1471/1918	1/17/2007	WD	U	V	19	400,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1471/1918	1/17/2007	WD	U	V	19	400,000																																					
TOTALS EXTRA FEATURES										96234 BRADY POINT RD, FERNANDINA BEACH BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 03/15/2024 MLU																							
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF																																	
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	000116	C	RES MARSH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	390,000.00	390,000.00	390,000																										
REVIEW DATE 03/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 07/30/2025 BY SYS																																											