LOT 5
BRADY POINT PRESERVE PB 7/76

PELLETIER TRUST/PELLETIER THOMAS JASON TRUSTEE
85204 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0005-0000

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

96216 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	390,000
TOTAL MARKET VALUE	390,000
SOH/AGL Deduction	57,250
ASSESSED VALUE	332,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,750
TOTAL JUST VALUE	390,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250003745	INGROUND SWIMMING	216,000	04/10/2025
B250000376	NEW SFR H-4918, G	935,710	01/10/2025
B250000377	GAZEBO H-144, P-1	28,770	01/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0613	8/24/2022	WD	Q	V	01	350,000
GRANTOR: SEPECK WILLIAM T JR &						
GRANTEE: PELLETIER TRUST						
2356/0394	4/21/2020	WD	Q	V	02	200,000
GRANTOR: SMITH KENNETH M & BAR						
GRANTEE: SEPECK WILLIAM T JR						

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	1.00	390,000.00	390,000.00	390,000							

REVIEW DATE 07/09/2025 BY TW Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 07/30/2025 BY SYS