

LOT 19  
 ESMT PT OR 1801/361  
 BRADY POINT PRESERVE PB 7/76

PHILLIPS KEVIN R & KATHRYN S  
 100 BALLEROY DR  
 BRENTWOOD, TN 37027

**2025**

38-2N-28-0180-0019-0000  


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																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 410,000 <b>TOTAL MARKET VALUE</b> 410,000 <b>SOH/AGL Deduction</b> 80,577 <b>ASSESSED VALUE</b> 329,423 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 329,423 <b>TOTAL JUST VALUE</b> 410,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 410,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   																							
																				<b>SALES DATA</b> <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>2394/0674</td> <td>9/18/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>265,000</td> </tr> </tbody> </table> GRANTOR: KHAN NAJEEBA GRANTEE: PHILLIPS KEVIN R & 1315/0612      5/05/2005      WD      Q      V      875,500 GRANTOR: BRADY POINT PRESERVE GRANTEE: KHAN NAJEEBA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2394/0674	9/18/2020	WD	Q	V	01	265,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2394/0674	9/18/2020	WD	Q	V	01	265,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										96090 BRADY POINT RD, FERNANDINA BEACH BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/15/2024      MLU										<b>BUILDING NOTES</b>   																							
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																											
																	<b>BUILDING DIMENSIONS</b>   																										
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	410,000.00	410,000.00	410,000																										
<b>REVIEW DATE</b> 03/15/2024 <b>BY</b> MLU    Total Acres: 0.00    Total Land Value: 410,000    Market: 0    Agricultural: 0    Common: 410,000 <b>PRINTED 07/30/2025 BY SYS</b>																																											