

LOT 23
IN OR 1615/481
BRADY POINT PRESERVE PB 7/76

AMELIA ENTERPRISES LLC
77 WABAN HILL ROAD NORTH
CHESTNUTHILL, MA 02467

2025

38-2N-28-0180-0023-0000



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																																																																																																																																																																																																																										
																	<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="5">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 4</td> <td colspan="5">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="5">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="5">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="5">410,000</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="5">410,000</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="5">80,577</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="5">329,423</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="5">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="5">329,423</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="5">410,000</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="5">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="5"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="5">410,000</td> </tr> </table>										VALUATION BY										STANDARD					Tax Group: 4										Tax Dist:					BUILDING MARKET VALUE										0					TOTAL MARKET OB/XF VALUE										0					TOTAL LAND VALUE - MARKET										410,000					TOTAL MARKET VALUE										410,000					SOH/AGL Deduction										80,577					ASSESSED VALUE										329,423					TOTAL EXEMPTION VALUE										0					BASE TAXABLE VALUE										329,423					TOTAL JUST VALUE										410,000					NCON VALUE										0					INCOME VALUE															PREVIOUS YEAR MKT VALUE										410,000				
VALUATION BY										STANDARD																																																																																																																																																																																																																																		
Tax Group: 4										Tax Dist:																																																																																																																																																																																																																																		
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																		
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																		
TOTAL LAND VALUE - MARKET										410,000																																																																																																																																																																																																																																		
TOTAL MARKET VALUE										410,000																																																																																																																																																																																																																																		
SOH/AGL Deduction										80,577																																																																																																																																																																																																																																		
ASSESSED VALUE										329,423																																																																																																																																																																																																																																		
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																		
BASE TAXABLE VALUE										329,423																																																																																																																																																																																																																																		
TOTAL JUST VALUE										410,000																																																																																																																																																																																																																																		
NCON VALUE										0																																																																																																																																																																																																																																		
INCOME VALUE																																																																																																																																																																																																																																												
PREVIOUS YEAR MKT VALUE										410,000																																																																																																																																																																																																																																		
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																																																																																																																																																																																																																																												
EXTRA FEATURES						96070 BRADY POINT RD, FERNANDINA BEACH																																																																																																																																																																																																																																						
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																																																																																																																																																																																																																													
BLD DATE																																																																																																																																																																																																																																												
XF DATE																																																																																																																																																																																																																																												
INC DATE																																																																																																																																																																																																																																												
LGL DATE																																																																																																																																																																																																																																												
LAND DATE																03/15/2024 MLU																																																																																																																																																																																																																												
AG DATE																																																																																																																																																																																																																																												
BUILDING NOTES																																																																																																																																																																																																																																												
BUILDING DIMENSIONS																																																																																																																																																																																																																																												
LAND DESCRIPTION																TOTAL OB/XF 0																																																																																																																																																																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																																																																																																																																																																																																											
REVIEW DATE 03/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 410,000 Market: 0 Agricultural: 0 Common: 410,000 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																																																																												