LOT 35
BRADY POINT PRESERVE PB 7/76

MELLINGER LAWRENCE & JOYCE H
96006 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0035-0000

BUILDING CHARACTERISTICS

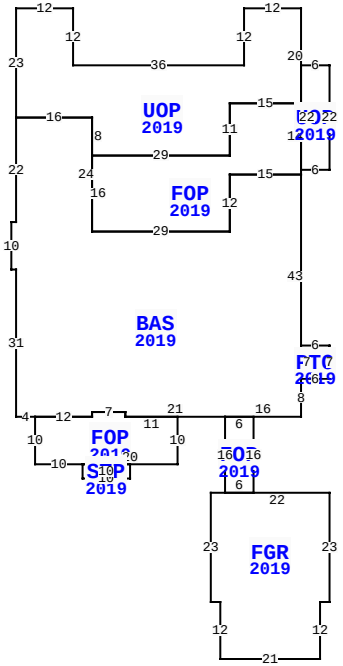
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,907	100	2019	2,907	834,004
FGR	827	55	2019	455	130,537
FOP	96	30	2019	29	8,320
FOP	307	30	2019	92	26,394
FOP	689	30	2019	207	59,387
PTO	42	5	2019	2	574
STP	30	10	2019	3	860
UOP	132	20	2019	26	7,460
UOP	1,135	20	2019	227	65,125
TOTALS	6,165			3,948	1,132,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,948	185.2830	292.75	1,155,777	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 2907 HX Base Yr 2021



96006 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	1,132,661
TOTAL MARKET OB/XF VALUE	86,475
TOTAL LAND VALUE - MARKET	410,000
TOTAL MARKET VALUE	1,629,136
SOH/AGL Deduction	467,542
ASSESSED VALUE	1,161,594
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	1,110,872
TOTAL JUST VALUE	1,629,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,306,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809631	CO ISSUED	0	08/09/2019
19006758	POOL ENCL	20,310	06/25/2019
B1902405	SWIM POOL	40,000	03/01/2019
B1809631	NEW CONSTR	416,500	09/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0542	11/02/2020	WD	Q	I	01	1,375,000
GRANTOR: ARH MODELS LLC						
GRANTEE: MELLINGER LAWRENCE						
2224/1666	9/19/2018	WD	Q	V	01	200,000
GRANTOR: WALLACE E MATHES JR F						
GRANTEE: ARH MODELS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W12 S12 W36 N12 W12 S23 BAS=[YR=2019] S22 W1 S10 E1 S31 E4 FOP=[YR=2019] S10 E10 STP=[YR=2019] S3 E10 N3 W10$ E20 N10 W11 N1 W7 S1 W12$ E12 N1 E7 S1 E21 FOP=[YR=2019] S16 FGR=[YR=2019] W3 S23 E2 S12 E21 N12 E2 N23 W22$ E6 N16 W6$ E16 N8 PTO=[YR=2019] E6 N7 W6 S7 $ N43 FOP=[YR=2019] N1 UOP=[YR=2019] E6 N22 W6 S22$ N14 W15 S11 W29 S16 E29 N12 E15$ W15 S12 W29 N24 W16$ E16 S8 E29 N11 E15 N20$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,685.00	SF	10.00	10.00	100	2019	2019	3	97	16,345	
3	0811	CONCRETE B	0	100	0	0	1,464.00	SF	5.20	5.20	100	2019	2019	3	97	7,384	
4	0855	CONC PAVER	0	100	8	6	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	
5	0855	CONC PAVER	0	100	6	4	24.00	SF	10.00	10.00	100	2019	2019	3	97	233	
6	0911	SCRN RM A	0	100	0	0	1,430.00	SF	17.50	17.50	100	2019	2019	3	82	20,521	
7	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2019	2019	3	87	31,946	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2019	2019	3	82	6,150	

LAND DESCRIPTION

TOTAL OB/XF 86,475

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	100		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 11/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 410,000 Market: 0 Agricultural: 0 Common: 410,000 PRINTED 07/30/2025 BY SYS