

LOT 49
IN OR 1988/1036
BRADY POINT PRESERVE PB 7/76

MOORE WILLIAM R & ROWENA S
96183 BRADY POINT ROAD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

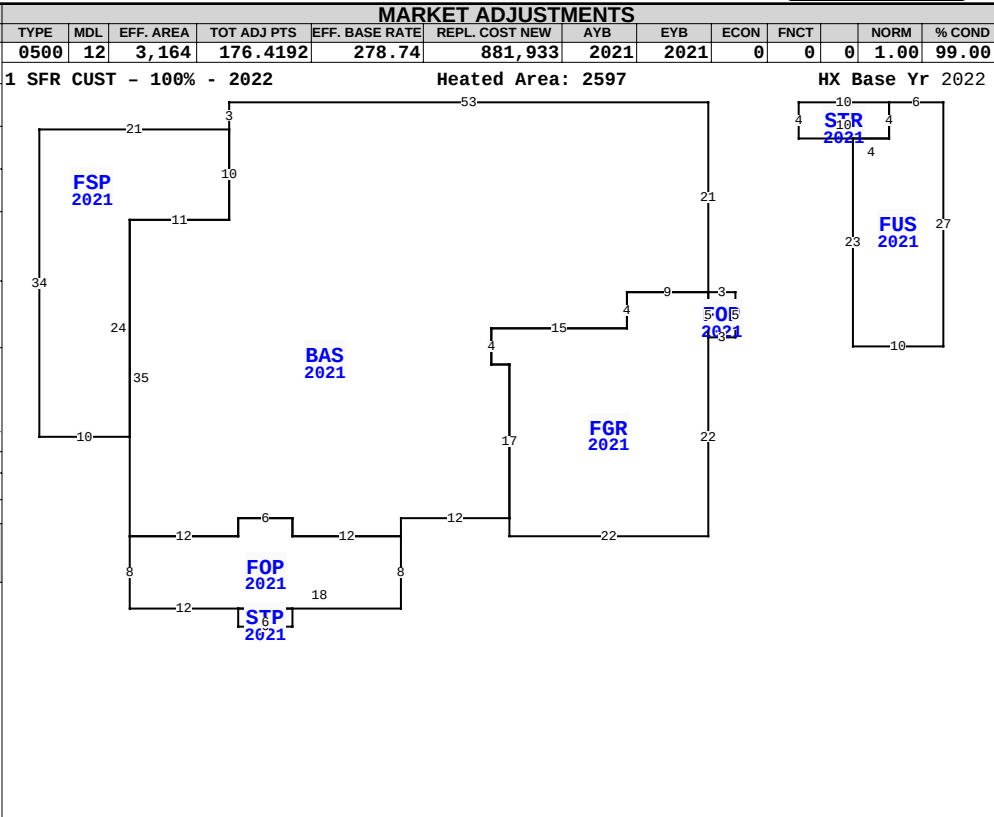
NEIGHBORHOOD/LOC	4014.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2021	2,343	646,557
FGR	550	55	2021	302	83,337
FOP	15	30	2021	4	1,104
FOP	252	30	2021	76	20,972
FSP	450	40	2021	180	49,671
FUS	254	100	2021	254	70,092
STP	12	10	2021	1	276
STR	40	10	2021	4	1,104

TOTALS	3,916			3,164	873,114
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,553.00	SF	4.00	4.00	
2	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
15,080											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		873,114	
TOTAL MARKET OB/XF VALUE		15,080	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		1,100,694	
SOH/AGL Deduction		586,017	
ASSESSED VALUE		514,677	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		463,955	
TOTAL JUST VALUE		1,100,694	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		832,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203472	CO ISSUED	0	04/30/2021
B203472	NEW CONSTR	352,378	05/08/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1988/1036	6/30/2015	WD	Q	V	02	100,000	
GRANTOR: THE RANGE AT AMELIA L							
GRANTEE: MOORE WILLIAM R & R							
1762/0559	10/21/2011	WD	Q	V	02	50,000	
GRANTOR: AUSTIN WAYNE & KATHER							
GRANTEE: THE RANGE AT AMELIA							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W53 S3 FSP=[YR=2021] W21 S34 E10 N24 E11 N10\$ S10 W11 S35 FOP=[YR=2021] S8 E12 STP=[YR=2021] S2 E6 N2 W6\$ E18 N8 W12 N2 W6 S2 W12 \$ E12 N2 E6 S2 E12 N2 E12 FGR=[YR=2021] S2 E22 N22 FOP=[YR=2021] E3 N5 W3 S5\$ N5 W9 S4 W15 S4 E2 S17\$ N17 W2 N4 E15 N4 E9 N21\$ PTR=E10 STR=[YR=2021] E10 FUS=[YR=2021] E6 S27 W10 N23 E4 N4\$ S4 W10 N4\$ W10\$.											