LOT 57
BRADY POINT PRESERVE PB 7/76

ELMORE KRISTINA L L/E & REICHOLD WILLIAM J L/E/
96233 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

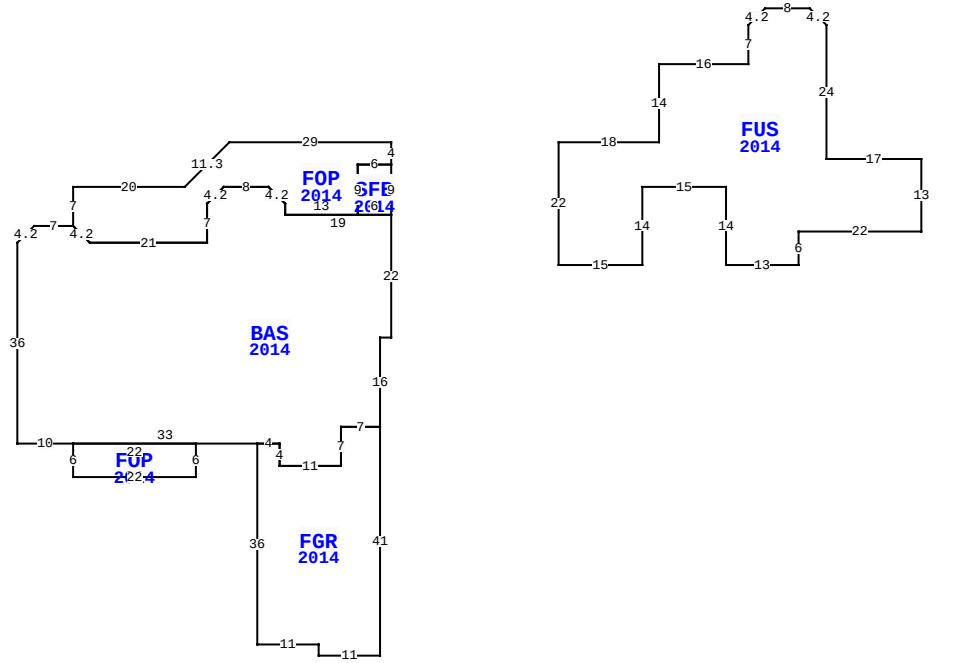
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,653	100	2014	2,653	500,617
FGR	791	55	2014	435	82,084
FOP	132	30	2014	40	7,548
FOP	550	30	2014	165	31,135
FUS	1,588	100	2014	1,588	299,653
SFB	54	80	2014	43	8,114
TOTALS	5,768			4,924	929,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,924	125.0569	197.59	972,933	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2021 Heated Area: 4284 HX Base Yr 2021



96233 BRADY POINT RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		929,151
TOTAL MARKET OB/XF VALUE		58,379
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		1,200,030
SOH/AGL Deduction		316,585
ASSESSED VALUE		883,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		832,723
TOTAL JUST VALUE		1,200,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,142,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530560	SCRN ROOM	59,029	06/01/2015
B1530236	SWIM POOL	37,079	04/01/2015
B1428175	CO ISSUED	0	07/18/2014
B1428175	NEW CONSTR	520,443	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1061	5/26/2021	LE	U	I	11	100
GRANTOR: ELMORE KRISTINA L & W						
GRANTEE: REICHHOLD FAMILY TR						
2399/0641	9/18/2020	WD	U	I	11	100
GRANTOR: MOORE ANGELA F & KEIT						
GRANTEE: ELMORE KRISTINA L &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W29 D8 L8 W20 S7 BAS=[YR=2014] W7 D3 L3 S36 E10 FOP=[YR=2014] S6 E22 N6 W22 $ E33 FGR=[YR=2014] S36 E11 S2 E11 N41 W7 S7 W11 N4 W4 $ E4 S4 E11 N7 E7 N16 E2 N22 SFB=[YR=2014] N9 W6 S9 E6 $ W19 N2 U3 L3 W8 D3 L3 S7 W21 U3 L3 $ R3 D3 E21 N7 U3 R3 E8 D3 R3 S2 E13 N9 E6 N4 $PTR= E30 FUS=[YR=2014] E18 N14 E16 N7 U3 R3 E8 D3 R3 S24 E17 S13 W22 S6 W13 N14 W15 S14 W15 N22$ W30 $.

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	0811	CONCRETE B	0	100	0	0	1,846.00	SF	5.20	5.20	100	2014	2014	3	94	9,023	
2	1125	CB/STC 6"	0	100	5	15	75.00	SF	7.35	7.35	100	2014	2014	3	94	518	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
4	0810	CONCRETE A	0	100	8	2	16.00	SF	6.50	6.50	100	2015	2015	3	95	99	
5	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2015	2015	3	75	19,125	
6	0855	CONC PAVER	0	100	0	0	1,019.00	SF	10.00	10.00	100	2015	2015	3	95	9,681	
7	0911	SCRN RM A	0	100	0	0	1,457.00	SF	17.50	17.50	100	2015	2015	3	65	16,573	

LAND DESCRIPTION

TOTAL OB/XF 58,379

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	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500							

REVIEW DATE 06/30/2020 BY KWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS