

TRACT R-1
 BRADY POINT PRESERVE PBK 7/76
 {HB 1721 SEC 4 COMMON ELEMENT

BRADY POINT PRESERVE COMMUNITY ASSOCIATION INC
 C/O R. C. MUIR, REGIST/AGENT, 5440 FIRST COAST HWY
 FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-00R1-0000


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														
																	VALUATION BY					STANDARD										
																	Tax Group: 4					Tax Dist:										
																	BUILDING MARKET VALUE					0										
																	TOTAL MARKET OB/XF VALUE					0										
																	TOTAL LAND VALUE - MARKET					100										
																	TOTAL MARKET VALUE					100										
																	SOH/AGL Deduction					0										
																	ASSESSED VALUE					100										
																	TOTAL EXEMPTION VALUE					0										
																	BASE TAXABLE VALUE					100										
																	TOTAL JUST VALUE					100										
																	NCON VALUE					0										
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE					100										
DOR CODE 0005 COMMON S/D LANDS																	PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM																																
NEIGHBORHOOD/LOC 4014.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																																
EXTRA FEATURES																	96102 BRADY POINT RD, FERNANDINA BEACH				BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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																
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000005	C	COMMON S/D L	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100															
REVIEW DATE 04/13/2022 BY KWA																	Total Acres: 0.00		Total Land Value: 100		Market: 0		Agricultural: 0		Common: 100		PRINTED 07/30/2025 BY SYS					