LOT 1
BRADY POINT PRESERVE PB 7/76

OBERHOLTZER FAMILY REVOCABLE LIVING TRUST/OBERHOLT
96236 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0001-0000

BUILDING CHARACTERISTICS

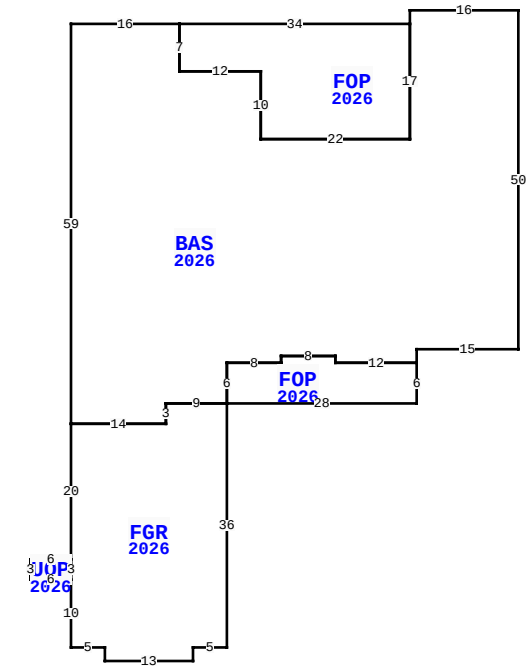
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SPEC FEAT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	3,016	100	2026	3,016	724,292
FGR	812	55	2026	447	107,347
FOP	176	30	2026	53	12,728
FOP	458	30	2026	137	32,901
UOP	18	20	2026	4	961
TOTALS	4,480			3,657	878,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,657	144.6660	240.15	878,229	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 3016 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

96236 BRADY POINT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	878,229
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,278,229
SOH/AGL Deduction	82,540
ASSESSED VALUE	1,195,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,195,689
TOTAL JUST VALUE	1,278,229
NCON VALUE	878,229
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260004472			04/27/2026
B250002524	PRIVATE PROVIDER	583,556	03/11/2025
M11357	MECH OTHER	0	04/01/2006
P10959	OTHER	0	04/01/2006
B0616958	NEW CONSTR	0	01/01/2006
B0515409	XFOB	75,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/890	6/17/2026	SW	Q	I	01	1,490,000
GRANTOR: W.R. HOWELL COMPANY						
GRANTEE: OBERHOLTZER FAMILY						
2754/1629	12/06/2024	WD	Q	V	01	295,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: W.R. HOWELL COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 S7 E12 S10 E22 N17 N2 E16 S50 W15 S2 W12 N1 W8 S1 W8 S6 W9 S3 W14 N59 $
FOP=[YR=2026;ORIG=60,10] W34 S7 E12 S10 E22 N17 $
FOP=[YR=2026;ORIG=33,66] E28 N6 W12 N1 W8 S1 W8 S6 $
FGR=[YR=2026;ORIG=10,69] E14 N3 E9 S36 W5 S2 W13 N2 W5 N10 N3 N20 $
UOP=[YR=2026;ORIG=10,89] W6 S3 E6 N3 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 12/31/2025 BY NW Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS