LOT 4
BRADY POINT PRESERVE PB 7/76

KEISMAN DAVID J
96220 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

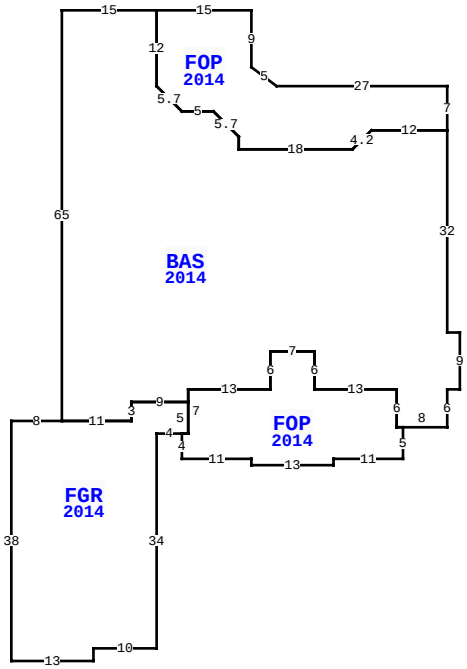
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,864	100	2014	2,864	602,917
FGR	891	55	2014	490	103,152
FOP	427	30	2014	128	26,946
FOP	528	30	2014	158	33,261
TOTALS	4,710			3,640	766,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,640	133.8453	222.18	808,735	2014	2014	0	0	0	5.25	94.75

1 SFR CUST 0% - 2026 Heated Area: 2864 HX Base Yr



96220 BRADY POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	766,276
TOTAL MARKET OB/XF VALUE	82,279
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	1,248,555
SOH/AGL Deduction	0
ASSESSED VALUE	1,248,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,248,555
TOTAL JUST VALUE	1,248,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,447,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804063	HURRICANE SHUTTRS	61,577	05/01/2018
B1530922	SCRNRM	20,890	08/01/2015
B1530665	SWIM POOL	37,300	06/01/2015
B1327417	CO ISSUED	0	07/08/2014
P1316784	NEW CONSTR	0	08/01/2013
B1327417	NEW CONSTR	359,166	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2836/301	12/05/2025	WD	Q	I	01	1,430,000
GRANTOR: CROWE JOHN C REVOCABL						
GRANTEE: KEISMAN DAVID J						
2688/1941	1/08/2024	WD	Q	I	01	1,475,000
GRANTOR: HANNAHS KENNETH R JR						
GRANTEE: CROWE JOHN C REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W27 U3 L4 N9W15 BAS=[YR=2014] W15 S65 FGR=[YR=2014] W8 S38 E13 N2 E10 N34 E4 FOP=[YR=2014] S4 E11 S1 E13 N1 E11 N5 W1 N6 W13 N6 W7 S6 W13 S7 W1 $ E1 N5 W9 S3 W11 $ E11 N3 E9 N2 E13 N6 E7 S6 E13 S6 E8 N6 E2 N9 W2 N32 W12 D3 L3 W18 N2 U4 L4 W5 U4 L4 N12 $ S12 D4 R4 E5 D4 R4 S2 E18 U3 R3 E12 N7 $.

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
3	0860	POOL/SPA	0	0	23	0	1.00	UT	70,000.00	70,000.00	100	2015	2015	06	90	63,000	
4	0911	SCRN RM A	0	0	0	0	1,307.00	SF	18.00	18.00	100	2015	2015	3	60	14,116	
6	1126	CB/STC 8"	0	0	0	0	138.00	SF	8.00	8.00	100	2015	2015	3	94	1,038	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2014	2014	3	55	4,125	

LAND DESCRIPTION

TOTAL OB/XF 82,279

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS