

PELLETTIER TRUST/PELLETTIER THOMAS JASON TRUSTEE
85204 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

3108

HARDIE BRD 100
IRREGULAR 100

0308

Roof Structure

0308

Roof Cover

0313

Roof Cover

0313

Interior Wall

0505

Interior Floo

1313

Interior Floo

1113

Air Condition

0303

Heating Type

0404

Bedrooms

4100

Bathrooms

5.5100

Frame Stories

022.

Units

100100

Quality

03

DOR CODE

0100

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

4014.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

156

100

2026

156

48,597

BAS

3,597

100

2026

3,597

120,537

FGR

1,095

55

2026

602

187,535

FOP

156

30

2026

47

14,641

FOP

199

30

2026

60

18,691

FSP

1,038

40

2026

415

129,281

FUS

1,321

100

2026

1,321

411,518

STR

32

10

2026

3

935

STR

80

10

2026

8

2,492

UOP

140

20

2026

28

8,723

TOTALS

7,814

6,237

1,942,950

EXTRA FEATURES

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

1

0912

SCRN RM G

0

0

0

0

1,915.00

SF

21.00

21.00

100

2026

2025

100

40,215

2

0600

SUMMER KIT

0

0

0

0

1.00

UT

5,000.00

5,000.00

100

2026

2025

100

5,000

3

0502

FP-CUSTOM

0

0

0

0

1.00

UT

10,000.00

10,000.00

100

2026

2025

100

10,000

4

0860

POOL/SPA

0

0

0

0

1.00

UT

70,000.00

70,000.00

100

2026

2025

06

100

70,000

LAND DESCRIPTION

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

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

12

6,237

187.6630

311.52

1,942,950

2025

2025

0

0

0

0.00

100.00

1 SFR CUST

0% - 2026

Heated Area: 5074

HX Base Yr

BAS

2026

FOP

2026

FSP

2026

STR

2026

FGR

2026

UOP

2026

FUS

2026

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/25/2026

MLU

96216 BRADY POINT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

1,942,950

TOTAL MARKET OB/XF VALUE

125,215

TOTAL LAND VALUE - MARKET

400,000

TOTAL MARKET VALUE

2,468,165

SOH/AGL Deduction

33,975

ASSESSED VALUE

2,434,190

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

2,434,190

TOTAL JUST VALUE

2,468,165

NCON VALUE

2,053,165

INCOME VALUE

PREVIOUS YEAR MKT VALUE

390,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

260001004

01/30/2026

B250008329

NW RES SCN

38,000

07/28/2025

SP250003745

INGROUND SWIMMING

216,000

04/10/2025

B250000376

NEW SFR H-4918, G

935,710

01/10/2025

B250000377

GAZEBO H-144, P-1

28,770

01/10/2025

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2587/0613

8/24/2022

WD Q

V V

01

350,000

GRANTOR: SEPECK WILLIAM T JR &

GRANTEE: PELLETIER TRUST

2356/0394

4/21/2020

WD Q

V V

02

200,000

GRANTOR: SMITH KENNETH M & BAR

GRANTEE: SEPECK WILLIAM T JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,30] E5 N3 E8 S3 E5 N10 E61 S9 E8 E7 S5 S7 S21 W9 W22 W7 S3 W23 W21 N13 W3 N8 W9 N14 \$
FSP=[YR=2026;ORIG=38,20] E61 S9 E8 N23 W69 S14 \$
UOP=[YR=2026;ORIG=114,34] E20 S7 W20 N7 \$
FOP=[YR=2026;ORIG=0,0] E13 S12 W13 N12 \$
BAS=[YR=2026;ORIG=0,0] E13 N12 W13 S12 \$
FGR=[YR=2026;ORIG=114,41] E20 E2 S21 W4 S22 W7 S3 W13 N3 W7 N22 E9 N21 \$
FOP=[YR=2026;ORIG=53,65] E23 N3 E7 S8 W8 S2 W3 W8 W3 N2 W8 N5 \$
STR=[YR=2026;ORIG=64,72] E8 S4 W8 N4 \$
FUS=[YR=2026;ORIG=140,-5] E41 N20 E20 S42 W16 N15 W22 N2 W8