LOT 14
BRADY POINT PRESERVE PB 7/76

WORGAN SANDRA & ROBERT M
96150 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0014-0000

BUILDING CHARACTERISTICS

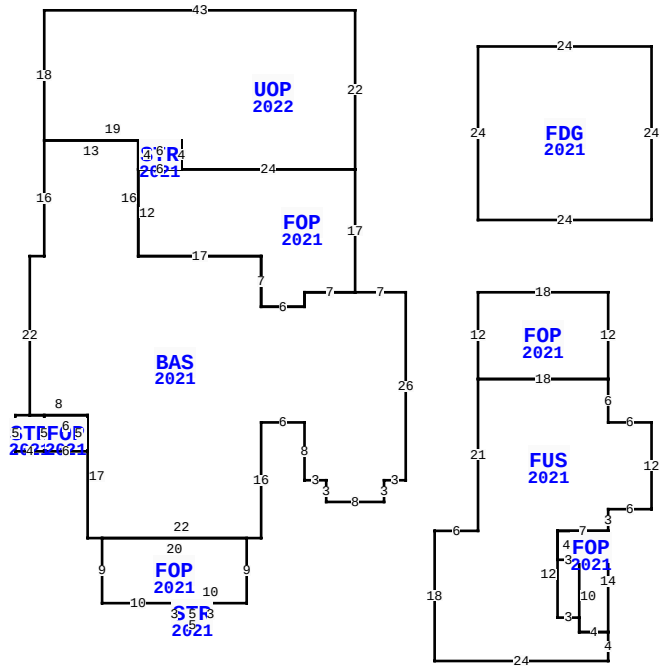
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,804	100	2021	1,804	639,769
FDG	576	60	2021	346	122,705
FOP	30	30	2021	9	3,191
FOP	68	30	2021	20	7,093
FOP	180	30	2021	54	19,150
FOP	216	30	2021	65	23,052
FOP	437	30	2021	131	46,458
FUS	790	100	2021	790	280,166
STR	15	10	2021	2	709
STR	20	10	2021	2	709
TOTALS	5,030			3,399	1,205,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,399	216.8900	360.04	1,223,776	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2594 HX Base Yr 2022



** This building has 12 Sub-Areas

96150 BRADY POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,205,419
TOTAL MARKET OB/XF VALUE		22,354
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,627,773
SOH/AGL Deduction		652,501
ASSESSED VALUE		975,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		923,861
TOTAL JUST VALUE		1,627,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,397,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002235	SCRN ENCL	29,011	02/09/2022
C2002092	CO ISSUED	0	04/30/2021
B2002092	NEW CONSTR	338,269	03/09/2020
B201074	DETACHED GARAGE	27,820	02/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1452	8/25/2021	WD	Q	I	01	1,150,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: WORGAN SANDRA & ROB						
1862/0060	6/14/2013	SW	Q	V	02	125,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: THE RANGE AT AMELIA						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	3,960	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300	
5	0911	SCRN RM A	0	100	0	0	870.00	SF	18.00	18.00	100	2022	2022	3	90	14,094	

BUILDING DIMENSIONS

BAS=[YR=2021] W7 FOP=[YR=2021] N17 UOP=[YR=2022] N22W43S18E19S4E24$ W24 STR=[YR=2021] N4 W6 S4 E6$ W6 S12 E17 S7 E6 N2 E7$ W7 S2 W6 N7 W17 N16 W13 S16 W2 S22 STR=[YR=2021] W2 S5 E4 FOP=[YR=2021] E6 N5 W6 S5$ N5 W2$ E8 S17 E2 FOP=[YR=2021] S9 E10 STR=[YR=2021] S3 E5 N3 W5$ E10 N9 W20$ E22 N16 E6 S8 E3 S3 E8 N3 E3 N26$ PTR=E10 FOP=[YR=2021] E18 S12 FUS=[YR=2021] S6 E6 S12 W6 S3 FOP=[YR=2021] S14 W4 N10 W3 N4 E7$ W7 S12 E3 S2 E4 S4 W24 N18 E6 N21 E18$ W18 N12$ W10$ PTR=E10 N10 FDG=[YR=2021] E24 N24 W24 S24$ W10 S10$.

LAND DESCRIPTION

TOTAL OB/XF 22,354

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	100		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