LOT 20
BRADY POINT PRESERVE PB 7/76

**NEIL WILLIAM D/NEIL SANDRA**
96080 BRADY POINT ROAD
FERNANDINA BEACH, FL 32035

**2026**

**38-2N-28-0180-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

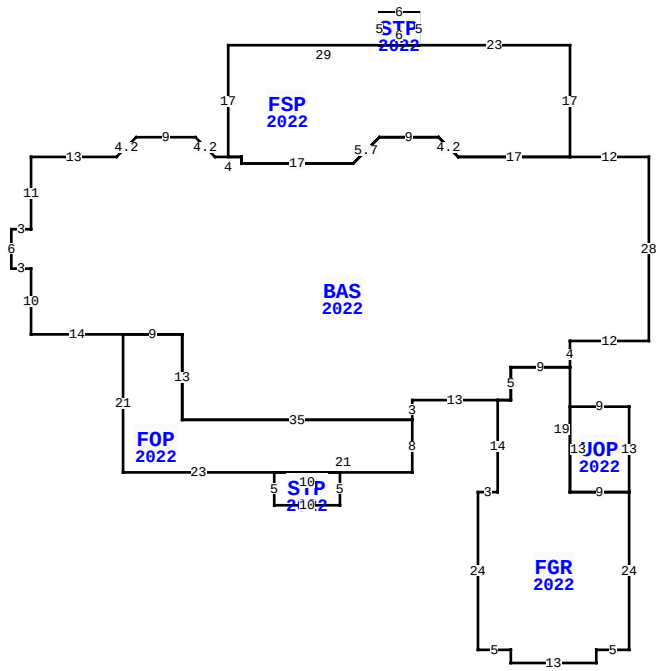
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4014.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,273 | 100 | 2022 | 3,273 | 1,099,391 |
| FGR | 777 | 55 | 2022 | 427 | 143,428 |
| FOP | 469 | 30 | 2022 | 141 | 47,362 |
| FSP | 866 | 40 | 2022 | 346 | 116,220 |
| STP | 30 | 10 | 2022 | 3 | 1,008 |
| STP | 50 | 10 | 2022 | 5 | 1,679 |
| UOP | 117 | 20 | 2022 | 23 | 7,726 |
| TOTALS | 5,582 | | | 4,218 | 1,416,814 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 4,218 | 204.3932 | 339.29 | 1,431,125 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST 100% - 2023 Heated Area: 3273 HX Base Yr 2023




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

96080 BRADY POINT RD, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,416,814 |
| TOTAL MARKET OB/XF VALUE | | 37,097 |
| TOTAL LAND VALUE - MARKET | | 450,000 |
| TOTAL MARKET VALUE | | 1,903,911 |
| SOH/AGL Deduction | | 975,651 |
| ASSESSED VALUE | | 928,260 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 876,849 |
| TOTAL JUST VALUE | | 1,903,911 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,608,285 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2106174 | NEW CONSTR | 503,337 | 05/13/2021 |
| B21?? | DOCK | 0 | 05/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2268/1216 | 4/15/2019 | WD | Q | V | 01 | 250,000 |
| GRANTOR: GRIMES THOMAS L & SAR | | | | | | |
| GRANTEE: NEIL WILLIAM D & SA | | | | | | |
| 1376/0713 | 12/22/2005 | WD | U | V | 19 | 861,857 |
| GRANTOR: GRIMES LOGISTICS SERV | | | | | | |
| GRANTEE: GRIMES THOMAS L & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W12 FSP=[YR=2022] N17 W23 STP=[YR=2022] N5W6S5E6$ W29 S17 E2 S1 E17 U4 R4 E9 D3 R3 E17$ W17 U3 L3 W9 D4 L4 W17 N1 W4 U3 L3 W9 D3 L3 W13 S11 W3 S6 E3 S10 E14 FOP=[YR=2022] S21 E23 STP=[YR=2022] S5 E10 N5 W10$ E21 N8 W35 N13 W9$ E9 S13 E35 N3 E13 FGR=[YR=2022] S14 W3 S24 E5 S2 E13 N2 E5 N24 UOP=[YR=2022] N13 W9 S13 E9$ W9 N19 W9 S5 W2$ E2 N5 E9 N4 E12 N28$.

## 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 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2022 | 2022 | 3 | 99 | 1,980 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 944.00 | SF | 40.00 | 40.00 | 100 | 2022 | 2022 | 3 | 93 | 35,117 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,097

| 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 | 450,000.00 | 450,000.00 | 450,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS