LOT 26
BRADY POINT PRESERVE PB 7/76 &
PT SEC 49-2N-28E MARSHLAND PARCE

**MURPHY JAMES E & SUSAN**
96054 BRADY POINT
FERNANDINA BEACH, FL 32034

**2026**

**38-2N-28-0180-0026-0000**

## BUILDING CHARACTERISTICS

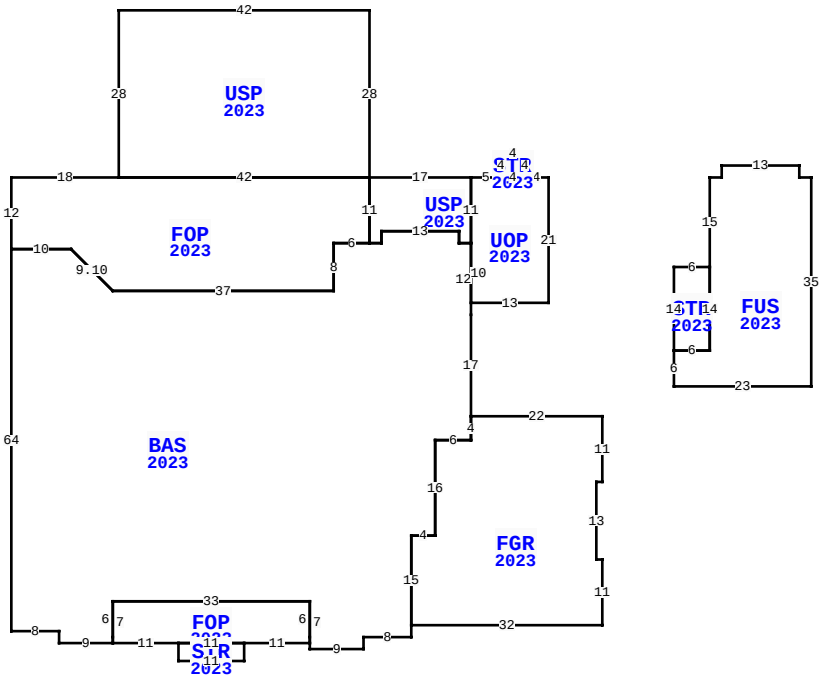
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| 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 | 4,326 | 100 | 2023 | 4,326 | 1,775,595 |
| FGR | 1,003 | 55 | 2023 | 552 | 226,567 |
| FOP | 231 | 30 | 2023 | 69 | 28,321 |
| FOP | 998 | 30 | 2023 | 299 | 122,723 |
| FUS | 657 | 100 | 2023 | 657 | 269,664 |
| STR | 16 | 10 | 2023 | 2 | 821 |
| STR | 33 | 10 | 2023 | 3 | 1,232 |
| STR | 84 | 10 | 2023 | 8 | 3,284 |
| UOP | 273 | 20 | 2023 | 55 | 22,575 |
| USP | 161 | 30 | 2023 | 48 | 19,701 |
| TOTALS | 8,958 | | | 6,372 | 2,615,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 6,372 | 248.5010 | 412.51 | 2,628,514 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 4983 HX Base Yr 2024




** This building has 11 Sub-Areas

96054 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 | | 2,615,371 |
| TOTAL MARKET OB/XF VALUE | | 73,465 |
| TOTAL LAND VALUE - MARKET | | 450,126 |
| TOTAL MARKET VALUE | | 3,138,962 |
| SOH/AGL Deduction | | 933,092 |
| ASSESSED VALUE | | 2,205,870 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 2,154,459 |
| TOTAL JUST VALUE | | 3,138,962 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,585,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO230005768 | | | 05/04/2023 |
| 2300343 | ADDITION | 43,352 | 01/10/2023 |
| 22006830 | SWIM POOL | 80,000 | 08/01/2022 |
| B2106331 | NEW CONSTR | 717,123 | 05/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2766/1302 | 1/20/2025 | QC | U | I | 11 | 100 |
| GRANTOR: BURKETT TRUST | | | | | | |
| GRANTEE: MURPHY JAMES EDWARD | | | | | | |
| 2437/1841 | 2/27/2020 | WD | U | V | 11 | 100 |
| GRANTOR: KOPPEL CHRISTIAN L & | | | | | | |
| GRANTEE: MURPHY JAMES E & SU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,46] W2 N2 W13 S2 W2 W6 S8 W37 U7L7 W10 S64 E8 S2 E9 N1 N6 E33 S7 S1 E9 N2 E8 N2 N15 E4 N16 E6 N4 N17 N12 $
FGR=[YR=2023;ORIG=64,79] E6 N4 E22 S11 W1 S13 E1 S11 W32 N15 E4 N16 $
FOP=[YR=2023;ORIG=10,106] E33 S6 S1 W11 W11 W11 N7 $
STR=[YR=2023;ORIG=21,113] E11 S3 W11 N3 $
FOP=[YR=2023;ORIG=-7,35] E18 E42 S11 W6 S8 W37 U7L7 W10 N12 $
USP=[YR=2023;ORIG=53,35] E17 S11 W2 N2 W13 S2 W2 N11 $
UOP=[YR=2023;ORIG=70,35] S11 S10 E13 N21 W4 W4 W5 $
STR=[YR=2023;ORIG=75,31] E4 S4 W4 N4 $
USP=[YR=2023;ORIG=11,35] N28 E42 S28 W42 $

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2023 | 2023 | | 99 | 3,465 | |
| 6 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 70,000.00 | 70,000.00 | 100 | 2023 | 2023 | 06 | 100 | 70,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 73,465

| 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 | | | | | | | |
| 2 | 009500 | C | SUBMERGED | 100 | | | | | 5.05 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 126 | | | | | | | |

REVIEW DATE 05/22/2023 BY MLU Total Acres: 6.47 Total Land Value: 450,126 Market: 0 Agricultural: 0 Common: 450,126 PRINTED 07/09/2026 BY SYS