LOT 27
BRADY POINT PRESERVE PB 7/76

SCHULZE WILLIAM L & CARINA
96048 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0027-0000

BUILDING CHARACTERISTICS

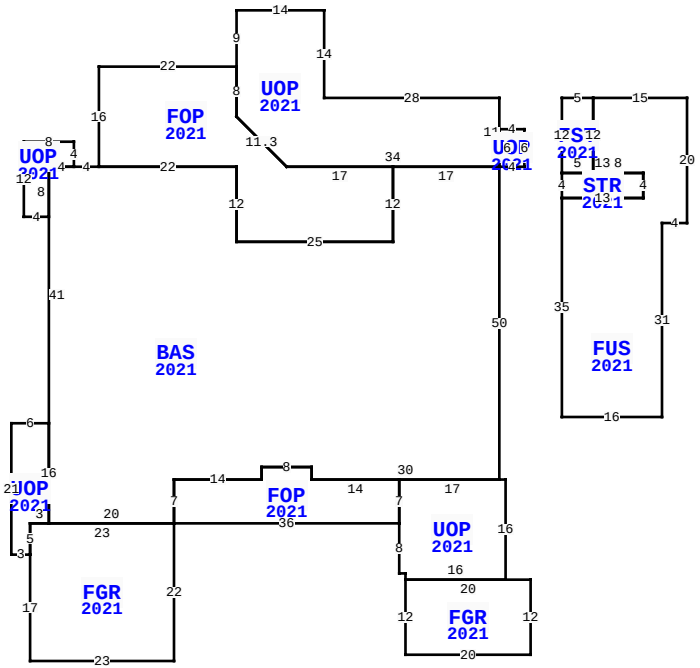
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	3,424	100	2021	3,424	1,312,767
FGR	240	55	2021	132	50,609
FGR	506	55	2021	278	106,586
FOP	268	30	2021	80	30,672
FOP	684	30	2021	205	78,597
FST	60	55	2021	33	12,652
FUS	784	100	2021	784	300,587
STR	52	10	2021	5	1,917
UOP	24	20	2021	5	1,917
UOP	64	20	2021	13	4,984
TOTALS	7,114			5,160	1,978,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,160	234.4790	389.24	2,008,478	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 4208 HX Base Yr 2022



** This building has 13 Sub-Areas

96048 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		1,978,351
TOTAL MARKET OB/XF VALUE		89,719
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		2,518,070
SOH/AGL Deduction		1,243,331
ASSESSED VALUE		1,274,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,223,328
TOTAL JUST VALUE		2,518,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,064,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908385	CO ISSUED	0	07/06/2021
B2004466	SCRN ENCLSR	13,700	08/01/2020
B2000874	SWIM POOL	52,000	01/29/2020
B1908385	CO ISSUED	589,945	10/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0890	4/15/2019	WD	Q	V	01	290,000
GRANTOR: NEDRELOW LAND TRUST						
GRANTEE: SCHULZE WILLIAM L &						
1732/1927	4/05/2011	WD	U	V	30	100
GRANTOR: NEDRELOW STEVEN J & K						
GRANTEE: NEDRELOW STEVEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W28 N14 W14 S9 FOP=[YR=2021] W22 S16BAS=[YR=2021] W4 UOP=[YR=2021] N4 W8 S12 E4 N8 E4$ W4 S41 UOP=[YR=2021] W6 S21 E3 FGR=[YR=2021] S17 E23 N22 W23S5 $ N5 E3 N16$ S16 E20 FOP=[YR=2021] E36 UOP=[YR=2021] S8 E1 S1 FGR=[YR=2021] S12 E20 N12 W20$ E16 N16 W17 S7$ N7 W14 N2 W8 S2 W14 S7$N7 E14 N2 E8 S2 E30 N50W17 S12 W25 N12 W22$ E22 S12 E25 N12 W17 U8 L8 N8$ S8 D8 R8 E34 UOP=[YR=2021] E4 N6 W4 S6$ N11$ PTR=E10 FST=[YR=2021] E5 FUS=[YR=2021] E15 S20 W4 S31 W16 N35 STR=[YR=2021] N4 E13 S4 W13$ E13 N4 W8 N12$ S12 W5 N12$ W10$.

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	2021	2021	3	99	1,980	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2021	2021	06	100	70,000	
4	0911	SCRN RM A	0	100	0	0	1,018.00	SF	18.00	18.00	100	2021	2021	3	86	15,759	

LAND DESCRIPTION

TOTAL OB/XF 89,719

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