LOT 35
BRADY POINT PRESERVE PB 7/76

MELLINGER LAWRENCE & JOYCE H
96006 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0035-0000

BUILDING CHARACTERISTICS

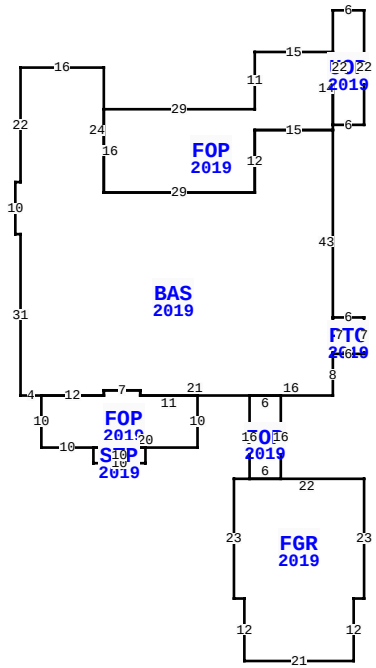
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	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	2,907	100	2019	2,907	1,051,223
FGR	827	55	2019	455	164,536
FOP	96	30	2019	29	10,487
FOP	307	30	2019	92	33,269
FOP	689	30	2019	207	74,855
PTO	42	5	2019	2	723
STP	30	10	2019	3	1,085
UOP	132	20	2019	26	9,402
TOTALS	5,030			3,721	1,345,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,721	223.4295	370.89	1,380,082	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2021 Heated Area: 2907 HX Base Yr 2021



96006 BRADY POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,345,580
TOTAL MARKET OB/XF VALUE		95,857
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,891,437
SOH/AGL Deduction		698,480
ASSESSED VALUE		1,192,957
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,141,546
TOTAL JUST VALUE		1,891,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,629,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809631	CO ISSUED	0	08/09/2019
19006758	POOL ENCL	20,310	06/25/2019
B1902405	SWIM POOL	40,000	03/01/2019
B1809631	NEW CONSTR	416,500	09/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0542	11/02/2020	WD	Q	I	01	1,375,000
GRANTOR: ARH MODELS LLC						
GRANTEE: MELLINGER LAWRENCE						
2224/1666	9/19/2018	WD	Q	V	01	200,000
GRANTOR: WALLACE E MATHES JR F						
GRANTEE: ARH MODELS LLC						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
6	0911	SCRN RM A	0	100	0	0	1,430.00	SF	18.00	18.00	100	2019	2019	3	78	20,077	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2019	2019	06	95	66,500	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2019	2019	3	78	5,850	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-60,23] S22 W1 S10 E1 S31 E4 E12 N1 E7 S1 E21 E16 N8 N43 W15 S12 W29 N24 W16 $
FGR=[YR=2019;ORIG=-16,102] W3 S23 E2 S12 E21 N12 E2 N23 W22 $
FOP=[YR=2019;ORIG=0,35] N1 N14 W15 S11 W29 S16 E29 N12 E15 $
FOP=[YR=2019;ORIG=-56,86] S10 E10 E20 N10 W11 N1 W7 S1 W12 $
UOP=[YR=2019;ORIG=0,34] E6 N22 W6 S22 $
FOP=[YR=2019;ORIG=-16,86] S16 E6 N16 W6 $
PTO=[YR=2019;ORIG=0,78] E6 N7 W6 S7 $
STP=[YR=2019;ORIG=-46,96] S3 E10 N3 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 95,857

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