LOT 39
BRADY POINT PRESERVE PB 7/76

SELLERS DAVID & DENISE LIVING TRUST/SELLERS DAVID
96035 BRADY POINT DR
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0039-0000

BUILDING CHARACTERISTICS

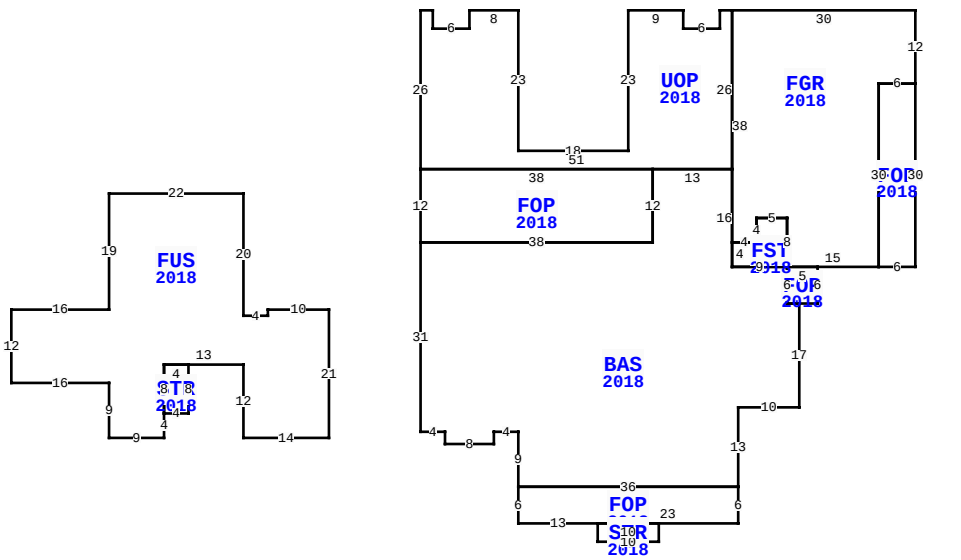
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	2,322	100	2018	2,322	666,558
FGR	1,024	55	2018	563	161,616
FOP	30	30	2018	9	2,583
FOP	180	30	2018	54	15,502
FOP	216	30	2018	65	18,659
FOP	456	30	2018	137	39,328
FST	56	55	2018	31	8,899
FUS	1,206	100	2018	1,206	346,197
STR	30	10	2018	3	861
STR	32	10	2018	3	861
TOTALS	6,428			4,568	1,311,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,568	178.2763	295.94	1,351,854	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2019 Heated Area: 3528 HX Base Yr 2019



** This building has 11 Sub-Areas

96035 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		1,311,298
TOTAL MARKET OB/XF VALUE		21,362
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		1,607,660
SOH/AGL Deduction		841,626
ASSESSED VALUE		766,034
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		714,623
TOTAL JUST VALUE		1,607,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,558,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801075	CO ISSUED	0	12/05/2018
B1808137	SCRN ENCLSRE	31,691	10/01/2018
B1801075	NEW CONSTR	479,895	01/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1833	5/07/2019	WD	U	I	11	100
GRANTOR: SELLERS DAVID BRIAN &						
GRANTEE: SELLERS DAVID & DEN						
2089/1110	12/13/2016	WD	Q	V	01	147,500
GRANTOR: WORKMAN ANNE WILEMAN						
GRANTEE: SELLERS DAVID BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W30 UOP=[YR=2018] W2 S3 W6 N3 W9 S23 W18 N23 W8 S3 W6 N3 W2 S26 FOP=[YR=2018] S12 BAS=[YR=2018] S31 E4 S2 E8 N2 E4 S9 FOP=[YR=2018] S6 E13 STR=[YR=2018] S3 E10 N3 W10$ E23 N6 W36$ E36 N13 E10 N17 FOP=[YR=2018] E3 N6 W5 S6 E2$ W2 N6 W9 N16 W13 S12 W38$ E38 N12 W38$ E51 N26$ S38 FST=[YR=2018] S4 E9 N8 W5 S4 W4$ E4 N4 E5 S8 E15 FOP=[YR=2018] E6 N30 W6 S30$ N30 E6 N12$ PTR= W110 S30 FUS=[YR=2018] W22 S19 W16 S12 E16 S9 E9 N4 STR=[YR=2018] E4 N8 W4 S8$ N8 E13 S12 E14 N21 W10 S1 W4 N20$ N30 E110$.

EXTRA FEATURES

L N	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
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	
7	0911	SCRN RM A	0	100	51	26	1,326.00	SF	18.00	18.00	100	2018	2018	3	74	17,662	

LAND DESCRIPTION

TOTAL OB/XF 21,362

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS