LOT 49
IN OR 1988/1036
BRADY POINT PRESERVE PB 7/76

MOORE WILLIAM R & ROWENA S
96183 BRADY POINT ROAD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0049-0000

BUILDING CHARACTERISTICS

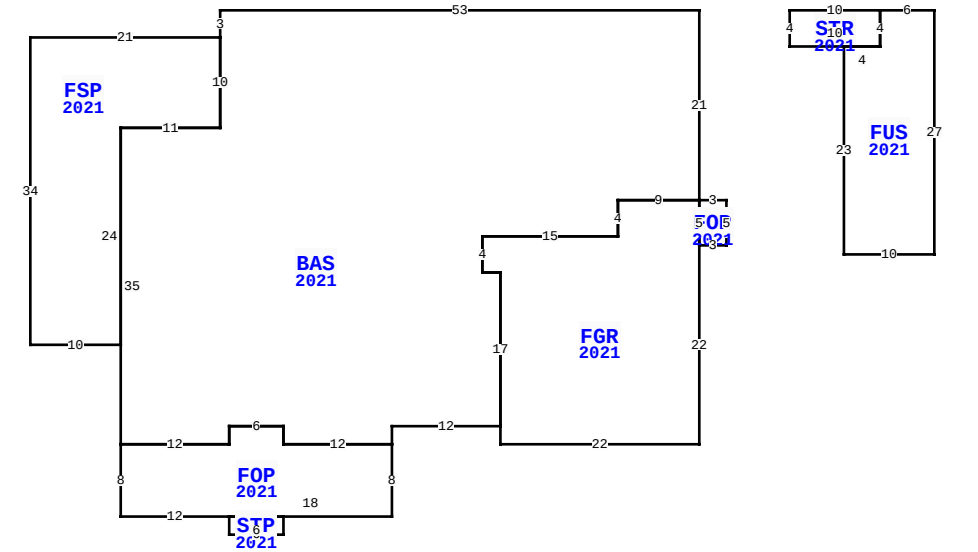
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	2,343	100	2021	2,343	675,878
FGR	550	55	2021	302	87,117
FOP	15	30	2021	4	1,153
FOP	252	30	2021	76	21,923
FSP	450	40	2021	180	51,924
FUS	254	100	2021	254	73,270
STP	12	10	2021	1	289
STR	40	10	2021	4	1,153
TOTALS	3,916			3,164	912,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,164	176.4192	292.86	926,609	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 2597 HX Base Yr 2022



96183 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		912,710
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		1,132,710
SOH/AGL Deduction		604,137
ASSESSED VALUE		528,573
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		477,162
TOTAL JUST VALUE		1,132,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,100,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203472	CO ISSUED	0	04/30/2021
B203472	NEW CONSTR	352,378	05/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/1036	6/30/2015	WD	Q	V	02	100,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: MOORE WILLIAM R & R						
1762/0559	10/21/2011	WD	Q	V	02	50,000
GRANTOR: AUSTIN WAYNE & KATHER						
GRANTEE: THE RANGE AT AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W53 S3 FSP=[YR=2021] W21 S34 E10 N24 E11 N10$ S10 W11 S35 FOP=[YR=2021] S8 E12 STP=[YR=2021] S2 E6 N2 W6$ E18 N8 W12 N2 W6 S2 W12 $ E12 N2 E6 S2 E12 N2 E12 FGR=[YR=2021] S2 E22 N22 FOP=[YR=2021] E3 N5 W3 S5$ N5 W9 S4 W15 S4 E2 S17$ N17 W2 N4 E15 N4 E9 N21$ PTR=E10 STR=[YR=2021] E10 FUS=[YR=2021] E6 S27 W10 N23 E4 N4$ S4 W10 N4$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS