LOT 50
BRADY POINT PRESERVE PB 7/76

SMITH MIKE G/
96187 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0050-0000

BUILDING CHARACTERISTICS

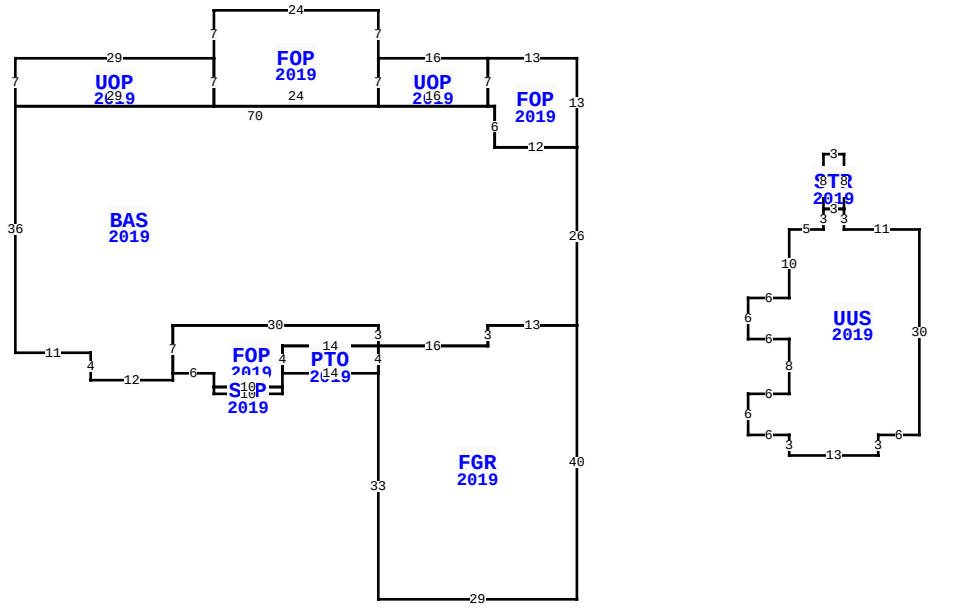
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,740	100	2019	2,740	836,607
FGR	1,112	55	2019	612	186,863
FOP	163	30	2019	49	14,961
FOP	174	30	2019	52	15,877
FOP	336	30	2019	101	30,838
PTO	56	5	2019	3	916
STP	10	10	2019	1	305
STR	24	10	2019	2	610
UOP	112	20	2019	22	6,718
UOP	203	20	2019	41	12,519
TOTALS	5,620			3,968	1,211,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,968	188.6490	313.16	1,242,619	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 2740 HX Base Yr 2020



** This building has 11 Sub-Areas

96187 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		1,211,554
TOTAL MARKET OB/XF VALUE		71,235
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		1,502,789
SOH/AGL Deduction		754,311
ASSESSED VALUE		748,478
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		697,067
TOTAL JUST VALUE		1,502,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,458,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901603	CO ISSUED	0	11/19/2019
B1908571	SWIM POOL	50,000	10/01/2019
B1901603	NEW CONSTR	503,261	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/20/2019	CN	U	V	11	192,500
GRANTOR: MCCARROLL MALLORY E						
GRANTEE: SMITH MIKE G						
2234/1834	11/02/2018	WD	Q	V	02	125,000
GRANTOR: ESB INVESTMENTS LLC						
GRANTEE: MCCARROLL MALLORY E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W13 UOP=[YR=2019] W16 FOP=[YR=2019] N7 W24 S7 UOP=[YR=2019] W29 S7 BAS=[YR=2019] S36 E11 S4 E12 N1 FOP=[YR=2019] E6 S2 STP=[YR=2019] S1 E10 N1 W10 $ E10 N2 PTO=[YR=2019] E14 FGR=[YR=2019] S33 E29 N40 W13 S3 W16 S4 $ N4 W14 S4$ N4 E14 N3 W30 S7 $ N7 E30 S3 E16 N3 E13 N26 W12 N6 W70$ E29 N7 $ S7 E24 N7 $ S7 E16 N7 $ S7 E1 S6 E12 N13 $PTR=E25 S35 UUS=[YR=2019] E6 N10 E5 N3 STR=[YR=2019] N8 E3 S8W3$ E3 S3 E11 S30 W6 S3 W13 N3W6 N6 E6 N8 W6 N6 $ N35 W25$.

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
2	1123	CB 8"	0	100	20	7	140.00	SF	6.15	6.15	100	2019	2019	3	97	835	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2020	2020	06	95	66,500	

LAND DESCRIPTION

TOTAL OB/XF 71,235

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	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