LOT 51
BRADY POINT PRESERVE PB 7/76

WELDON CLINTON L
96193 BRADY POINT ROAD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0051-0000

BUILDING CHARACTERISTICS

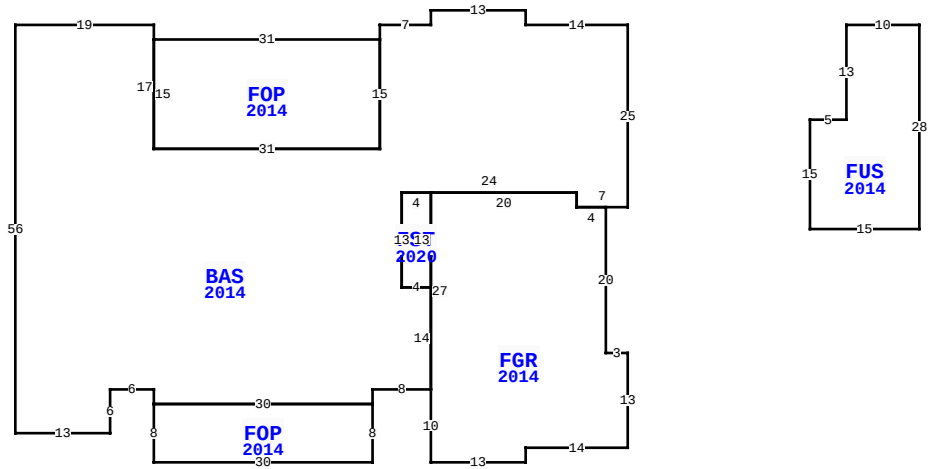
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	3,070	100	2014	3,070	629,264
FGR	897	55	2014	493	101,052
FOP	240	30	2014	72	14,758
FOP	465	30	2014	140	28,696
FST	52	55	2020	29	5,944
FUS	355	100	2014	355	72,765
TOTALS	5,079			4,159	852,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,159	129.9769	215.76	897,346	2014	2014	0	0	0	5.00	95.00

1 SFR CUST 100% - 2018 Heated Area: 3425 HX Base Yr 2018



96193 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		852,479
TOTAL MARKET OB/XF VALUE		72,979
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		1,145,458
SOH/AGL Deduction		542,082
ASSESSED VALUE		603,376
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		551,965
TOTAL JUST VALUE		1,145,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,092,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327462	CO ISSUED	0	05/20/2014
B1327956	SCRNENC	21,009	11/01/2013
B1327676	SWIM POOL	28,682	09/01/2013
E1326596	NEW CONSTR	0	08/01/2013
B1327462	NEW CONSTR	428,540	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1358	7/22/2019	WD	U	I	11	100
GRANTOR: WELDON CLINTON L & KR						
GRANTEE: WELDON CLINTON L						
2029/1012	2/19/2016	WD	Q	I	01	550,000
GRANTOR: BRIDWELL BRIAN H & TI						
GRANTEE: WELDON CLINTON L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 N2 W13 S2 W7 S2 FOP=[YR=2014] W31 S15 E31 N15 $ S15 W31 N17 W19 S56 E13 N6 E6 S2 FOP=[YR=2014] S8 E30 N8 W30 $ E30 N2 E8 FGR=[YR=2014] S10 E13 N2 E14 N13 W3 N20 W4 N2 W20 FST=[YR=2020] W4 S13 E4 N13$ S27 $ N14 W4 N13 E24 S2 E7 N25 $PTR=E30 FUS=[YR=2014] E10 S28 W15 N15 E5 N13 $ W30 $.

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
3	0911	SCRN RM A	0	100	0	0	1,008.00	SF	18.00	18.00	100	2014	2014	3	55	9,979	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2014	2014	06	90	63,000	

LAND DESCRIPTION

TOTAL OB/XF 72,979

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