LOT 54
IN OT 2113/1038
BRADY POINT PRESERVE PB 7/76

WATSON W MARQUE & TONDA M
96213 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

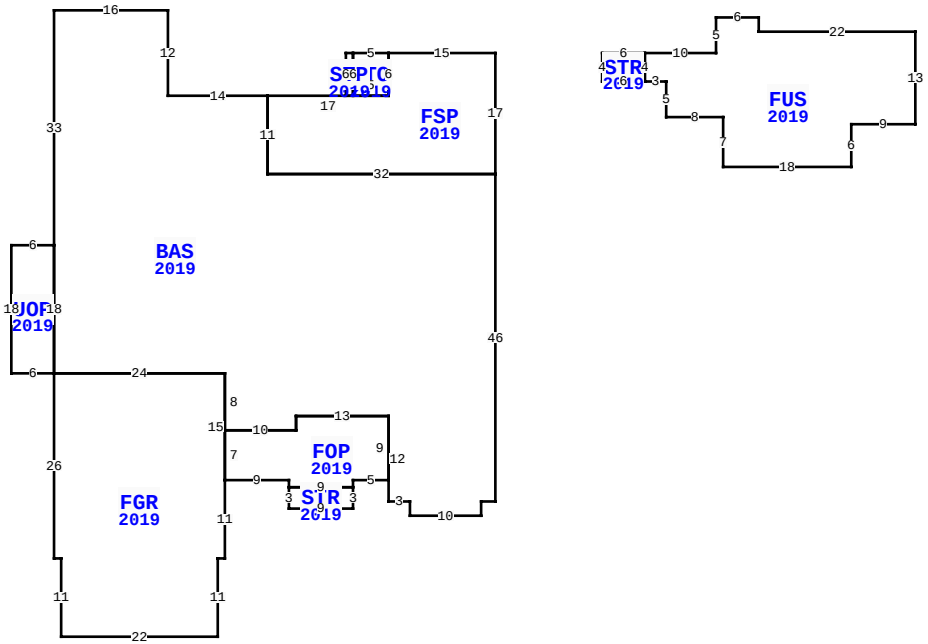
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
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	2,706	100	2019	2,706	754,779
FGR	866	55	2019	476	132,770
FOP	196	30	2019	59	16,457
FSP	442	40	2019	177	49,370
FUS	558	100	2019	558	155,642
PTO	30	5	2019	2	558
STP	6	10	2019	1	279
STR	24	10	2019	2	558
STR	27	10	2019	3	837
UOP	108	20	2019	22	6,137
TOTALS	4,963			4,006	1,117,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,006	172.3392	286.08	1,146,036	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 3264 HX Base Yr 2020



96213 BRADY POINT RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,117,385
TOTAL MARKET OB/XF VALUE	3,430
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	1,340,815
SOH/AGL Deduction	593,927
ASSESSED VALUE	746,888
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	695,477
TOTAL JUST VALUE	1,340,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,273,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001565	NW RES SCN	19,040	02/13/2026
SP260000931	NEW IN-GROUND SWI	96,340	01/28/2026
C1804784	CO ISSUED	0	06/27/2019
B1804784	NEW CONSTR	443,286	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1038	4/12/2017	WD	Q	V	01	90,000
GRANTOR: THOMAS CORNELIUS W JR						
GRANTEE: WATSON W MARQUE & T						
1325/1443	6/14/2005	WD	Q	V		152,100
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: THOMAS CORNELIUS W						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W15 PTO=[YR=2019] W5 STP=[YR=2019] W1 S6 E1 N6$ S6 E5 N6$ S6 W17 BAS=[YR=2019] W14 N12 W16 S33 UOP=[YR=2019] W6 S18 E6 N18$ S18 FGR=[YR=2019] S26 E1 S11 E22 N11 E1 N11 FOP=[YR=2019] E9 S1 STR=[YR=2019] S3 E9 N3 W9$ E9 N1 E5 N9 W13 S2 W10 S7$ N15 W24$ E24 S8 E10 N2 E13 S12 E3S2 E10 N2 E2 N46 W32 N11$ S11 E32 N17$ PTR=E15 STR=[YR=2019] E6 FUS=[YR=2019] E10 N5 E6 S2 E22 S13 W9 S6 W18 N7 W8 N5 W3 N4$ S4 W6 N4$ W15$.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,430

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