

LOT 3  
PT OR 1751/2  
BRADY POINT PRESERVE PB 7/76

ROBERTS DIANE YARBROUGH & ROBERT GENE  
543 PATRIOTS WAY  
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 275,000 <b>TOTAL MARKET VALUE</b> 275,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 275,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 275,000 <b>TOTAL JUST VALUE</b> 275,000 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 220,000																							
DOR CODE		0000 VACANT																		<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 22009788      NEW CONSTR      611,047      06/27/2022 22009789      GARAGE      9,579      06/27/2022																							
MAP NUM		04																		<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2534/0148</td> <td>1/28/2022</td> <td>WD Q</td> <td>V</td> <td></td> <td>02</td> <td>250,000</td> </tr> </tbody> </table> GRANTOR: THE RANGE AT AMELIA L GRANTEE: ROBERTS DIANE YARBR 1751/0002      8/08/2011      WD U      V      38      800,000 GRANTOR: BRADY POINT PRESERVE GRANTEE: THE RANGE AT AMELIA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2534/0148	1/28/2022	WD Q	V		02	250,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2534/0148	1/28/2022	WD Q	V		02	250,000																																					
NEIGHBORHOOD/LOC		4014.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
TOTALS																																											
<b>EXTRA FEATURES</b>										96226 BRADY POINT RD, FERNANDINA BEACH																																	
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																											
																	<b>BUILDING NOTES</b>																										
																	<b>BUILDING DIMENSIONS</b>																										
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000116	C	SFR MARSH	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																										
<b>REVIEW DATE</b> 03/01/2022 <b>BY</b> KWA    Total Acres: 0.00    Total Land Value: 275,000    Market: 0    Agricultural: 0    Common: 275,000 <b>PRINTED 08/02/2023 BY SYS</b>																																											