



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,864	100	2,864	530,321
FGR	891	55	490	90,733
FOP	427	30	128	23,701
FOP	528	30	158	29,257

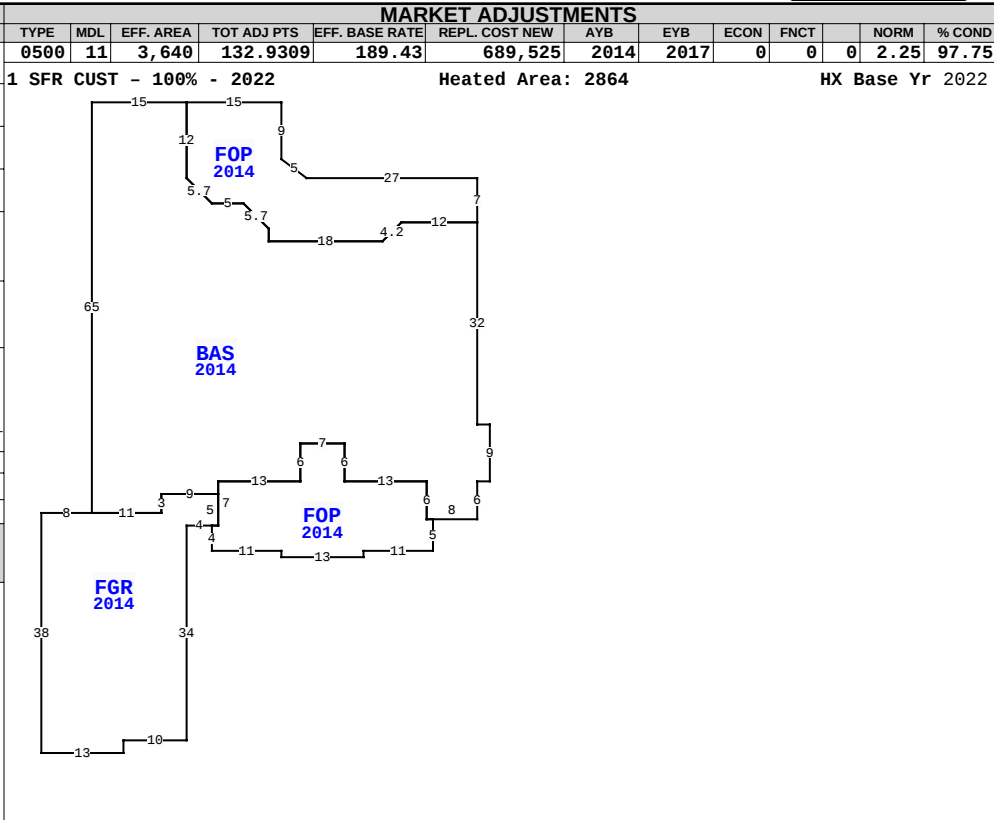
TOTALS	4,710		3,640	674,011
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	100	0	0	
2	0811	CONCRETE B	0	100	0	0	
3	0861	POOL GUNIT	0	100	23	12	
4	0911	SCRN RM A	0	100	0	0	
5	0855	CONC PAVER	0	100	0	0	
6	1126	CB/STC 8"	0	100	0	0	
7	0855	CONC PAVER	0	100	0	0	
8	0600	SUMMER KIT	0	100	0	0	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



96220 BRADY POINT RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF																80,336
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,640	132.9309	189.43	689,525	2014	2017	0	0	2.25	97.75

1 SFR CUST - 100% - 2022 Heated Area: 2864 HX Base Yr 2022

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		674,011
TOTAL MARKET OB/XF VALUE		80,336
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		1,029,347
SOH/AGL Deduction		75,439
ASSESSED VALUE		953,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		903,908
TOTAL JUST VALUE		1,029,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		926,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804063	HURRICANE SHUTTRS	61,577	05/01/2018
B1530922	SCRNRM	20,890	08/01/2015
B1530665	SWIM POOL	37,300	06/01/2015
B1327417	CO ISSUED	0	07/08/2014
P1316784	NEW CONSTR	0	08/01/2013
B1327417	NEW CONSTR	359,166	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/1146	6/28/2021	WD	Q	I	02	1,100,000
GRANTOR: BUSCAINO VICTOR L JR						
GRANTEE: HANNAHS KENNETH R J						
1977/0928	4/29/2015	WD	Q	I	01	675,100
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: BUSCAINO VICTOR L J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W27 U3 L4 N9W15 BAS=[YR=2014] W15 S65
FGR=[YR=2014] W8 S38 E13 N2 E10 N34 E4 FOP=[YR=2014] S4 E11
S1 E13 N1 E11 N5 W1 N6 W13 N6 W7 S6 W13 S7 W1 \$ E1 N5 W9 S3
W11 \$ E11 N3 E9 N2 E13 N6 E7 S6 E13 S6 E8 N6 E2 N9 W2 N32 W12
D3 L3 W18 N2 U4 L4 W5 U4 L4 N12 \$ S12 D4 R4 E5 D4 R4
S2 E18 U3 R3 E12 N7 \$.