

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2,089	387,551
FGR	969	55	533	98,882
FOP	192	30	58	10,760
FOP	192	30	58	10,760
FOP	216	30	65	12,059
FOP	216	30	65	12,059
FOP	260	30	78	14,471
FSP	216	40	86	15,955
FSP	216	40	86	15,955
FUS	1,641	100	1,641	304,438
TOTALS	6,569		4,808	891,980

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	4,668.00	SF	10.00	10.00
3	0462	ST/AL FNC	0 100	0	0	408.00	SF	10.00	10.00
4	0300	BOAT DCK W	0 100	0	0	1,098.00	SF	40.00	40.00
5	0311	WD GANG WY	0 100	0	0	12.00	SF	45.00	45.00
6	0303	FLT DOCK W	0 100	8	16	128.00	SF	26.00	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	4,808	130.1902	185.52	891,980	2021	2021	0	0
1 SFR CUST - 100% - 2022									
Heated Area: 3730									
HX Base Yr 2022									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									

** This building has 14 Sub-Areas

96210 BRADY POINT RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					891,980				
TOTAL MARKET OB/XF VALUE					99,505				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					1,266,485				
SOH/AGL Deduction					327,422				
ASSESSED VALUE					939,063				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					884,063				
TOTAL JUST VALUE					1,266,485				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,067,306				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005926	CO ISSUED	0	06/15/2021
B2005926	NEW CONSTR	543,103	09/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2352/0721	4/03/2020	WD	Q	V	01	235,000	
GRANTOR: THE RANGE AT AMELIA L							
GRANTEE: OESTMANN ROSS E & J							
1751/0002	8/08/2011	WD	U	V	38	800,000	
GRANTOR: BRADY POINT PRESERVE							
GRANTEE: THE RANGE AT AMELIA							

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2021] W18 STR=[YR=2021] W21 FSP=[YR=2021] W18 S12 BAS=[YR=2021] S15 FOP=[YR=2021] W5 S34 FGR=[YR=2021] W10 S41 E21 N14 E4 N27 W15\$ E10 N18 W5 N16\$ S16 E5 S7 E11 FOP=[YR=2021] S6 E7 STR=[YR=2021] S4 E11 N4 W11\$ E18 N6 W2 N2 W21 S2 W2\$ E2 N2 E21 S2 E18 N12 PT0=[YR=2021] E6 N11 W6 S11\$ N26 W18 UOP=[YR=2021] N8 W21 S8 E21\$ W39\$ E18 N12\$ S4 E21 N4\$ S12 E18 N12\$ PTR=E15 FOP=[YR=2021] E18 S12 FUS=[YR=2021] S23 E21 N23 FOP=[YR=2021] N12 E18 S12 W18\$ E18 S38 W16 FOP=[YR=2021] S6 W25 N6 E2 N2 E21 S2 E2\$ W2 N2 W21 S2 W18 N38 E18\$ W18 N12\$ W15\$.									

TOTAL OB/XF									
99,505									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00