

LOT 10
IN OR 1826/507 & OR 1826/509
BRADY POINT PRESERVE PB 7/76

READ JOHN L & CORDELIA ANNE REVOC TRUST/READ JOHN
96192 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0010-0000



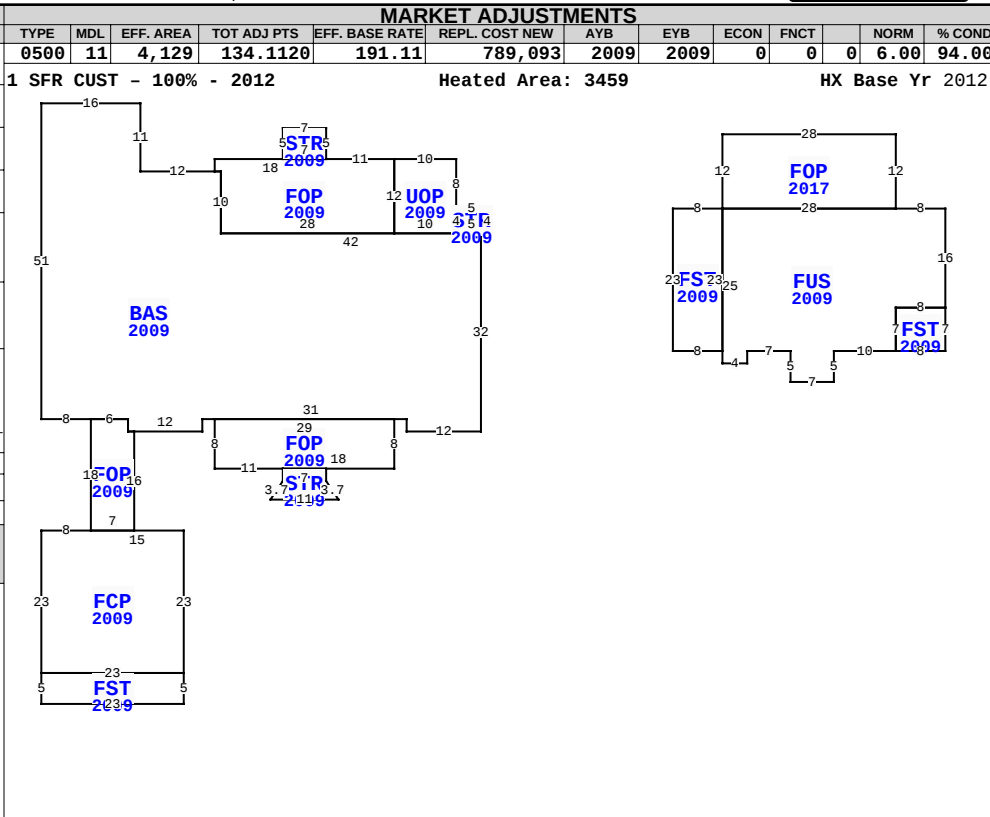
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	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	2,644	100	2,644	474,977
FCP	529	25	132	23,713
FOP	124	30	37	6,647
FOP	232	30	70	12,575
FOP	338	30	101	18,144
FOP	336	30	101	18,144
FST	56	55	31	5,569
FST	115	55	63	11,318
FST	184	55	101	18,144
FUS	815	100	815	146,410
TOTALS	5,589		4,129	741,747

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	1242	WD DECK A	0	100	15	105.00	SF	10.00	
3	1242	WD DECK A	0	100	10	40.00	SF	10.00	
4	0855	CONC PAVER	0	100	0	3,886.00	SF	7.00	
5	0300	BOAT DCK W	0	100	0	1,760.00	SF	40.00	
6	0303	FLT DOCK W	0	100	0	122.00	SF	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



96192 BRADY POINT RD, FERNANDINA BEACH									
** This building has 14 Sub-Areas									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			741,747
TOTAL MARKET OB/XF VALUE			102,269
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			1,119,016
SOH/AGL Deduction			628,413
ASSESSED VALUE			490,603
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			440,603
TOTAL JUST VALUE			1,119,016
NCON VALUE			73,572
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			925,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704665	ADDITION	52,000	05/01/2017
C22094	CO ISSUED	0	04/28/2010
M14556	MECH OTHER	0	05/01/2009
R11879	REPAIR/RRF	9,945	05/01/2009
P13687	OTHER	0	03/01/2009
E21570	ELEC OTHER	4,000	02/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1826/0509	11/06/2012	WD U	I	I	30
GRANTOR: READ CORDELIA ANNE &					
GRANTEE: READ CORDELIA ANNE					
1826/0507	11/06/2012	WD U	I	I	30
GRANTOR: READ JOHN LARRY & COR					
GRANTEE: READ JOHN LARRY TRU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
STR=[YR=2009] W5 UOP=[YR=2009] N8 W10 FOP=[YR=2009] W11 STR=[YR=2009] N5 W7 S5 E7 \$ W18 S2 BAS=[YR=2009] W12 N11 W16 S51 E8 FOP=[YR=2009] S18 FCP=[YR=2009] W8 S23 FST=[YR=2009] S5 E23 N5 W23 \$ E23 N23 W15 \$ E7 N16 W1 N2 W6 \$ E6 S2 E12 N2 E2 FOP=[YR=2009] S8 E11 STR=[YR=2009] S2 D3 L2 E11 U3 L2 N2 W7 \$ E18 N8 W29 \$ E31 S2 E12 N32 W42 N10 W1 \$ E1 S10 E28 N12 \$ S12 E10 N4 \$ S4 E5 N4 \$ PTR= E30 FST=[YR=2009] E8 FOP=[YR=2017] N12 E28 S12 FUS=[YR=2009] E8 S16 FST=[YR=2009] S7 W8 N7 E8 \$ W8 S7 W10 S5 W7 N5 W7 S2 W4 N25 E28 \$ W28 \$ S23 W8 N23 \$ W30 \$.									