

LOT 12
IN OR 2041/1604
BRADY POINT PRESERVE PB 7/76

ALLISON DEBRA L/ZARSKY CYNTHIA J
96178 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2023

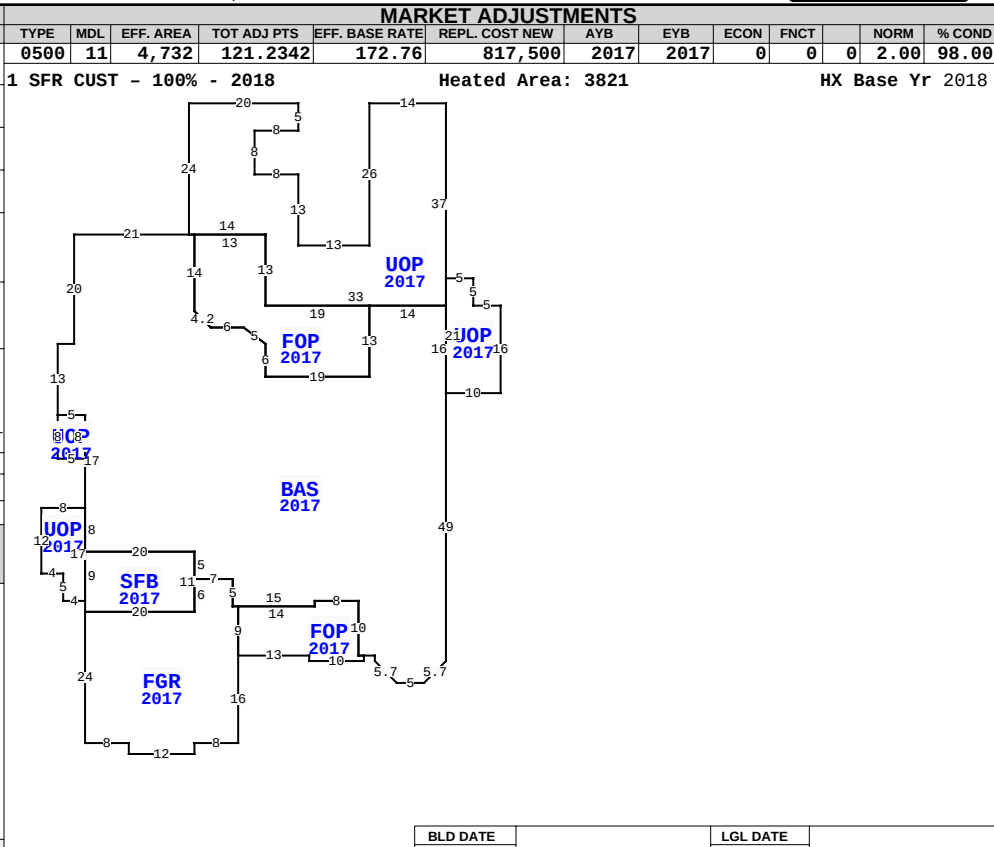
38-2N-28-0180-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
NEIGHBORHOOD/LOC	4014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,645	100	3,645	617,116
FGR	739	55	406	68,738
FOP	216	30	65	11,004
FOP	470	30	141	23,872
SFB	220	80	176	29,798
UOP	40	20	8	1,354
UOP	116	20	23	3,894
UOP	185	20	37	6,264
UOP	1,155	20	231	39,110
TOTALS	6,786		4,732	801,150



96178 BRADY POINT RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2017	2017	3	98	3,430
2	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2017	2017	3	82	4,100
3	0855	CONC PAVER	0	100	4	70		280.00	SF 10.00	10.00	100	2017	2017	3	97	2,716
4	0855	CONC PAVER	0	100	0	0		2,560.00	SF 10.00	10.00	100	2017	2017	3	97	24,832
5	0861	POOL GUNIT	0	100	26	13		338.00	SF 85.00	85.00	100	2017	2017	3	87	24,995
6	0877	JACUZZI	0	100	8	0		1.00	UT 1,000.00	1,000.00	100	2017	2017	3	82	820
7	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2017	2017	3	82	1,640
8	0911	SCRN RM A	0	100	0	0		1,557.00	SF 17.50	17.50	100	2017	2017	3	82	22,343
9	0462	ST/AL FNC	0	100	160	0		640.00	SF 10.00	10.00	100	2017	2017	3	87	5,568
10	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2017	2017	3	94	282

LAND DESCRIPTION										TOTAL OB/XF							90,726		
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	LA VA		
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	2		
REVIEW DATE		03/01/2022		BY KWA		Total Acres: 0.00			Total Land Value: 275.000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										801,150				
TOTAL MARKET OB/XF VALUE										113,526				
TOTAL LAND VALUE - MARKET										275,000				
TOTAL MARKET VALUE										1,189,676				
SOH/AGL Deduction										461,690				
ASSESSED VALUE										727,986				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										677,986				
TOTAL JUST VALUE										1,189,676				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,032,889				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632905	CO ISSUED	0	08/29/2017
B170798	SCRN ENCLSRE	37,765	03/01/2017
B1633142	SWIM POOL	40,000	09/01/2016
B1632905	NEW CONSTR	464,860	08/24/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2041/1604	4/22/2016	WD	Q	V	01	200,000	
GRANTOR: GAVRON RUSSELL J JR &							
GRANTEE: ALLISON DEBRA L & C							
1322/0618	6/03/2005	WD	Q	V		382,500	
GRANTOR: BRADY POINT PRESERVE							
GRANTEE: GAVRON RUSSEL J JR							

BUILDING NOTES									
UOP=[YR=2017] W14 S26 W13 N13 W8 N8 E8 N5 W20 S24									
BAS=[YR=2017] W21 S20 W3 S13 UOP=[YR=2017] S8 E5 N8 W5\$ E5									
S17 UOP=[YR=2017] W8 S12 E4 S5 E4 SFB=[YR=2017] S2									
FGR=[YR=2017] S24E8 S2 E12 N2 E8 N16 FOP=[YR=2017] E13 S1									
E10 N1 W1 N10 W8 S1 W14S9\$ N9 W1 N5 W7 S6 W20\$ E20 N11 W20									
S9\$ N17\$ S8 E20 S5 E7 S5 E15 N1 E8 S10 E3 S1 D4 R4 E5 U4 R4									
N49 UOP=[YR=2017] E10 N16 W5 N5 W5 S21\$ N16 W14									
FOP=[YR=2017] W19 N13 W13 S14 D3 R3 E6 D3 R4 S6 E19 N13\$									
S13W19 N6 U3 L4 W6 U3 L3 N14 W1\$ E14 S13 E33 N37\$.									

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