

LOT 21  
IN OR 2235/1767  
BRADY POINT PRESERVE PB 7/76

NIXON DREW CAMERON SR & DONNA FAHEY  
96078 BRADY POINT RD  
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0021-0000



| 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            | 12 | HARDWOOD 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| 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         |
| NEIGHBORHOOD/LOC | 4014.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 3,543            | 100         | 3,543        | 622,840              |
| FGR       | 758              | 55          | 417          | 73,307               |
| FOP       | 240              | 30          | 72           | 12,657               |
| FOP       | 242              | 30          | 73           | 12,833               |
| FSP       | 303              | 40          | 121          | 21,271               |
| STP       | 24               | 10          | 2            | 351                  |
| UOP       | 80               | 20          | 16           | 2,813                |
| UOP       | 84               | 20          | 17           | 2,989                |
| UOP       | 138              | 20          | 28           | 4,922                |
| UOP       | 550              | 20          | 110          | 19,338               |
| TOTALS    | 5,962            |             | 4,399        | 773,319              |

| 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 | 0 | 1.00     | UT | 3,500.00 |       |
| 2              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 1,068.00 | SF | 5.20     |       |
| 3              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 971.00   | SF | 10.00    |       |
| 4              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 246.00   | SF | 10.00    |       |
| 5              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 328.00   | SF | 10.00    |       |
| 6              | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 |       |
| 7              | 0861       | POOL GUNIT  | 0 100   | 0 | 0 | 346.00   | SF | 85.00    |       |
| 8              | 0911       | SCRN RM A   | 0 100   | 0 | 0 | 896.00   | SF | 17.50    |       |

| 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 | NORM | % COND |
| 0500                                   | 11  | 4,399     | 124.6124    | 177.57         | 781,130        | 2019 | 2019 | 0    | 0    | 1.00 | 99.00  |
| 1 SFR CUST - 100% - 2020               |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3543                      |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2020                        |     |           |             |                |                |      |      |      |      |      |        |
|                                        |     |           |             |                |                |      |      |      |      |      |        |
| 96078 BRADY POINT RD, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 05/22/2023 MLU               |     |           |             |                |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1  |  |
| VALUATION BY              |  | STANDARD     |  |
| Tax Group: 4              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 773,319      |  |
| TOTAL MARKET OB/XF VALUE  |  | 70,221       |  |
| TOTAL LAND VALUE - MARKET |  | 375,000      |  |
| TOTAL MARKET VALUE        |  | 1,218,540    |  |
| SOH/AGL Deduction         |  | 312,617      |  |
| ASSESSED VALUE            |  | 905,923      |  |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |  |
| BASE TAXABLE VALUE        |  | 855,923      |  |
| TOTAL JUST VALUE          |  | 1,218,540    |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,035,855    |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1909639   | CO ISSUED   | 0       | 10/25/2019 |
| 19006146   | POOL ENCL   | 0       | 06/11/2019 |
| 19002337   | SWIM POOL   | 0       | 04/01/2019 |
| B1909639   | NEW CONSTR  | 482,152 | 01/01/2019 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2235/1767                      | 10/31/2018 | WD        | Q   | V   | 02     |
| GRANTOR: OLEARY MICHAEL MARTIA |            |           |     |     |        |
| GRANTEE: NIXON DREW CAMERON    |            |           |     |     |        |
| 1376/0713                      | 12/22/2005 | WD        | U   | V   | 19     |
| GRANTOR: GRIMES LOGISTICS SERV |            |           |     |     |        |
| GRANTEE: GRIMES THOMAS L ETA   |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2019] W3 S19 W10 N6 W12 N13 W7 S10 FSP=[YR=2019] W17 BAS=[YR=2019] W15 S9 UOP=[YR=2019] W8 S10 E8 N10\$ S48 UOP=[YR=2019] W7 S12 E7 N12\$ S24 FGR=[YR=2019] S31 E5 S1 E13 N1 E5 N35 W8 S4 W15\$ E15 N4 E8 FOP=[YR=2019] E7 STP=[YR=2019] S3 E8 N3 W8 \$ E20 N6 W12 N8 W7 S5 W8 S9\$ N9 E8 N5 E7 S8 E26 N38 UOP=[YR=2019] E7 N14 W3 N10 W4 S24\$ N15 W15 FOP=[YR=2019] W20 S12 E20 N12\$ S12 W20 N12 W12 N1 U3 L3 U1 R1 N13\$ S13 D1 L1 D3 R3 S1 E15 N18\$ S18 E32 N28\$. |  |  |  |  |  |  |  |  |  |