



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																												
Exterior Wall	16	WD FR STUC 100	0500	11	4,528	132.7023	189.10	856,245	2020	2020	0	0	0	1.00	99.00	VALUATION SUMMARY																												
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 3713																												
Roof Cover	13	STAND SEAM 100	HX Base Yr 2021													VALUATION BY																												
Interior Wall	05	DRYWALL 100														STANDARD																												
Interior Floor	12	HARDWOOD 50														Tax Group: 4																												
Interior Floor	14	CARPET 50														Tax Dist:																												
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE																												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE																												
Bedrooms	3	100														TOTAL LAND VALUE - MARKET																												
Bathrooms	4	100														TOTAL MARKET VALUE																												
Frame	02	WOOD FRAME 100														SOH/AGL Deduction																												
Stories	2.	100														ASSESSED VALUE																												
Units	0	100														TOTAL EXEMPTION VALUE																												
Quality			03	Quality Level 03		HX HB										BASE TAXABLE VALUE																												
DOR CODE			0100	SINGLE FAMILY												TOTAL JUST VALUE																												
MAP NUM				MKT AREA		04										NCON VALUE																												
NEIGHBORHOOD/LOC			4014.00													INCOME VALUE																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE												PREVIOUS YEAR MKT VALUE																												
BAS	2,268	100	2,268	424,590																																								
FGR	522	55	287	53,729																																								
FOP	78	30	23	4,306																																								
FOP	78	30	23	4,306																																								
FOP	90	30	27	5,055																																								
FOP	126	30	38	7,114																																								
FOP	126	30	38	7,114																																								
FOP	350	30	105	19,657																																								
FSP	255	40	102	19,095																																								
FUS	1,445	100	1,445	270,518																																								
TOTALS	6,337		4,528	847,683																																								
EXTRA FEATURES					96044 BRADY POINT RD, FERNANDINA BEACH																																							
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	0855	CONC PAVER	0	100	96	3		288.00	SF	10.00	100	2020	2020	3	99	2,851																												
2	0812	CONCRETE C	0	100	185	12		2,220.00	SF	4.00	100	2020	2020	3	99	8,791																												
3	0855	CONC PAVER	0	100	0	0		1,162.00	SF	10.00	100	2020	2020	3	99	11,504																												
4	0871	POOL HTR R	0	100	0	0		1.00	UT	2,000.00	100	2020	2020	3	93	1,860																												
5	0861	POOL GUNIT	0	100	26	15		390.00	SF	85.00	100	2020	2020	3	95	31,493																												
6	0600	SUMMER KIT	0	100	0	0		1.00	UT	10,000.00	100	2020	2020	3	93	9,300																												
7	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	100	2020	2020	3	99	3,465																												
8	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	100	2020	2020	3	99	1,980																												
TOTAL OB/XF																	71,244																											
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	375,000.00	375,000.00	375,000																											