

LOT 32  
IN OR 2234/789  
BRADY POINT PRESERVE PB 7/76

SANTELLI LOUIS A & LAURA L  
96022 BRADY POINT RD  
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0032-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 90    |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 100            |
| Units                    | 0  | 100            |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA         |
|          |      | 04               |

NEIGHBORHOOD/LOC 4014.00

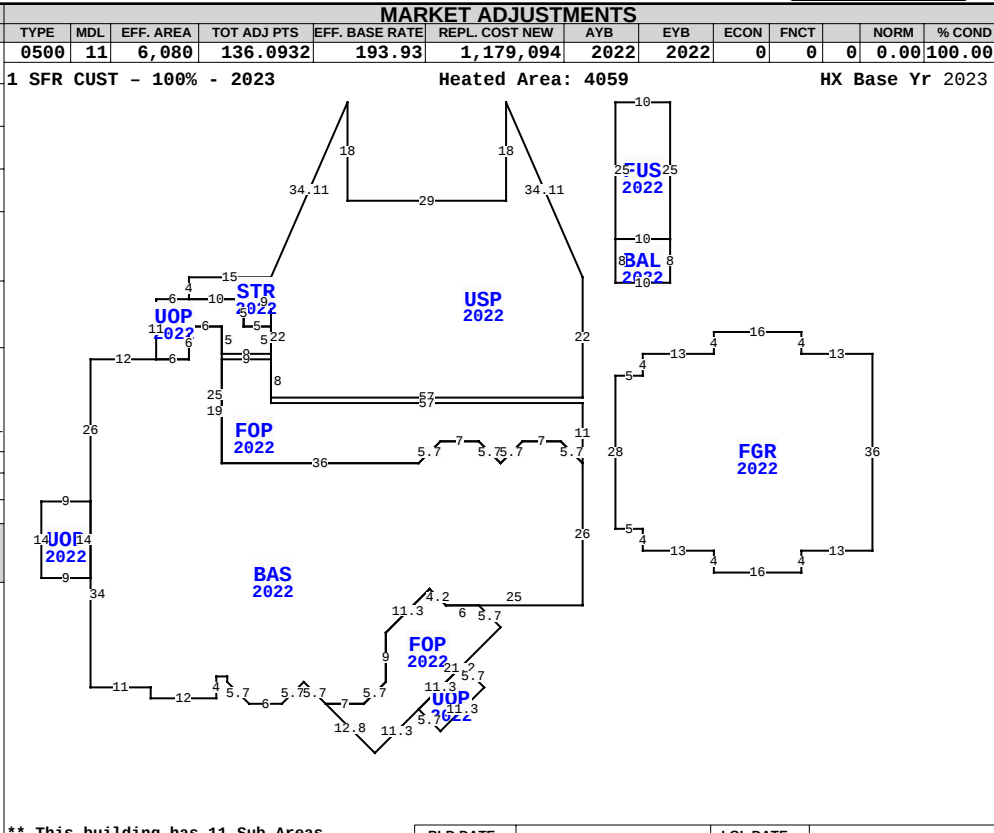
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 80               | 15          | 12           | 2,327                |
| BAS       | 3,809            | 100         | 3,809        | 738,679              |
| FGR       | 1,780            | 55          | 979          | 189,857              |
| FOP       | 358              | 30          | 107          | 20,751               |
| FOP       | 710              | 30          | 213          | 41,307               |
| FUS       | 250              | 100         | 250          | 48,483               |
| STR       | 85               | 10          | 8            | 1,551                |
| UOP       | 64               | 20          | 13           | 2,521                |
| UOP       | 126              | 20          | 25           | 4,848                |
| UOP       | 161              | 20          | 32           | 6,206                |
| TOTALS    | 9,531            |             | 6,080        | 1,179,094            |

EXTRA FEATURES

| EXTRA FEATURES |            |             |     |     |   |   |  |
|----------------|------------|-------------|-----|-----|---|---|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W |  |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 |  |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 |  |
| 3              | 0850       | PEBBLE WLK  | 0   | 100 | 0 | 0 |  |
| 4              | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |
|                |            |             |     |     |   |   |  |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000116   | C   | SFR MARSH            | 100 |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

REVIEW DATE 08/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS



| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4         |
|---------------------------|--|--------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |              |  | STANDARD    |           |
| VALUATION BY              |  | Tax Group: 4 |  |             | Tax Dist: |
| BUILDING MARKET VALUE     |  | 1,179,094    |  |             |           |
| TOTAL MARKET OB/XF VALUE  |  | 68,088       |  |             |           |
| TOTAL LAND VALUE - MARKET |  | 375,000      |  |             |           |
| TOTAL MARKET VALUE        |  | 1,622,182    |  |             |           |
| SOH/AGL Deduction         |  | 0            |  |             |           |
| ASSESSED VALUE            |  | 1,622,182    |  |             |           |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  |             |           |
| BASE TAXABLE VALUE        |  | 1,572,182    |  |             |           |
| TOTAL JUST VALUE          |  | 1,622,182    |  |             |           |
| NCON VALUE                |  | 1,241,931    |  |             |           |
| INCOME VALUE              |  |              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  | 316,250      |  |             |           |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22004998   | SCREEN ENCL | 44,000  | 03/31/2022 |
| B2113433   | SWIM POOL   | 50,000  | 10/01/2021 |
| B2011532   | NEW CONSTR  | 657,040 | 11/20/2020 |
| B2011534   | GARAGE      | 86,940  | 11/20/2020 |

| SALES DATA                    |            |           |     |     |        |            |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2234/0789                     | 11/02/2018 | WD        | Q   | V   | 01     | 275,000    |
| GRANTOR: HEALAN JACK B JR     |            |           |     |     |        |            |
| GRANTEE: SANTELLI LOUIS A &   |            |           |     |     |        |            |
| 1282/1264                     | 12/21/2004 | WD        | U   | V   |        | 388,000    |
| GRANTOR: BRADY POINT PRESERVE |            |           |     |     |        |            |
| GRANTEE: HEALAN JACK JR       |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                            |  |
|----------------------------------------------------------------|--|
| USP=[YR=2022] S18 W29 N18 D32 L14 STR=[YR=2022] W15 S4         |  |
| UOP=[YR=2022] W6S11 BAS=[YR=2022] W12S26 UOP=[YR=2022] W9S14   |  |
| E9N14\$ S34E11S2E12N4E2S1 D4 R4 E6 U4 R4 D4 R4                 |  |
| FOP=[YR=2022] D9 R9 U8 R8 UOP=[YR=2022] D4 R4 U8 R8 L4         |  |
| U4 D8 L8 \$ U15 R15 U4 L4 W6 U3 L3 L8 D8 S9 L4 D4 W7\$         |  |
| E7 U4 R4 N9 U8 R8 D3 R3 E25 N26 FOP=[YR=2022]                  |  |
| N11W57N8W9S19E36 U4 R4 E7 D4 R4 U4 R4 E7 D4 R4 \$ U4 L4 W7     |  |
| D4 L4 U4 L4 W7 D4 L4 W36 N25 W6S6W6\$ E6N6E6S5E9N5W5 N5        |  |
| W10\$ E10S5E5N9\$ S22E57N22 U32 L14 \$ PTR=E20 FUS=[YR=2022]   |  |
| E10 S25 BAL=[YR=2022] S8 W10 N8 E10\$ W10 N25 \$ W20\$ PTR=E20 |  |
| S50 FGR=[YR=2022] E5 N4E13N4E16S4E13S36W13S4W16N4 W13N4W5N28\$ |  |
| N50W20\$.                                                      |  |