LOT 33
BRADY POINT PRESERVE PB 7/76

PIAZZA EMANUEL JR & KATHLEEN
92 COPPERGATE LN
WARWICK, NY 10990

2023

38-2N-28-0180-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96018 BRADY POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	375,000
SOH/AGL Deduction	116,363
ASSESSED VALUE	258,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,637
TOTAL JUST VALUE	375,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002471	SWIM POOL	79,400	02/23/2023
22016080	NEW CONSTR	616,762	10/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/0686	7/22/2020	WD	Q	V	02	243,000
GRANTOR: BRAY S NORMAN & LAURA						
GRANTEE: PIAZZA EMANUEL JR &						
1788/0885	4/12/2012	WD	U	V	30	100
GRANTOR: BRAY PALMISANO INC						
GRANTEE: BRAY S NORMAN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 05/22/2023 BY MLU Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS