



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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
		04
NEIGHBORHOOD/LOC	4014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,618	100	3,618	651,493
FDG	322	60	193	34,754
FGR	647	55	356	64,105
FOP	374	30	112	20,168
FOP	640	30	192	34,573
STP	16	10	2	360
STP	36	10	4	720
UOP	56	20	11	1,981
UOP	126	20	25	4,502
UOP	1,158	20	232	41,776
TOTALS	6,993		4,745	854,432

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,602.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	825.00	SF	10.00	10.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
5	0861	POOL GUNIT	0 100	0	0	472.00	SF	85.00	85.00
6	0855	CONC PAVER	0 100	0	0	24.00	SF	10.00	10.00
7	0911	SCRN RM A	0 100	0	0	1,509.00	SF	17.50	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	4,745	126.3675	180.07	854,432	2022	2022	0	0	0.00	100.00
1 SFR CUST - 100% - 2023											
Heated Area: 3618											
HX Base Yr 2023											
96012 BRADY POINT RD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2023 MLU											

TOTAL OB/XF											
108,038											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		854,432	
TOTAL MARKET OB/XF VALUE		108,038	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		1,337,470	
SOH/AGL Deduction		188,030	
ASSESSED VALUE		1,149,440	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		1,099,440	
TOTAL JUST VALUE		1,337,470	
NCON VALUE		831,008	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107711	CO ISSUED	0	08/03/2022
22007117	ADDITION	39,520	05/06/2022
22006587	SWIM POOL	60,000	04/27/2022
2107711	NEW CONSTR	526,148	06/14/2021
2107737	GARAGE	16,255	06/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2466/1975	5/28/2021	WD U	V	11	
GRANTOR: BUSCAINO MYRA REVOCAB					
GRANTEE: BUSCAINO VICTOR L J					
2407/1277	11/09/2020	WD Q	V	01	
GRANTOR: CAPLES DAVID J & SUSA					
GRANTEE: BUSCAINO MYRA REVOC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2022] W22STP=[YR=2022] N4W4S4E4S4W4 N23W8S20W24N20W11S38 BAS=[YR=2022] W16S38W3S12E17 FOP=[YR=2022] S12E11 S1E1STP=[YR=2022] S4E9N4W9\$ E10N1E7 UOP=[YR=2022] S7E6 FGR=[YR=2022] S14E2S12 E7S2E14N3 UOP=[YR=2022] E7N18W7S18\$ N26W10N6W4S6W7S1W2\$ E2N7W8\$ E4 N7W12N8W9S3W12\$ E12N3E9S8E12S6 E4S6E7N6E4S6E10N17W3N12W4N26 E12N22W21FOP=[YR=2022] W16S10W24S12 E40N22\$ S22W40N12\$ E24N10E37S8 E8N13\$ PTR=E20 FDG=[YR=2022] E23S14 W23N14\$ W20\$.									