

LOT 38
IN OR 2141/1647
BRADY POINT PRESERVE PB 7/76

NORTON THOMAS & ROBIN
96029 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2,604	506,874
FGR	873	55	480	93,432
FOP	170	30	51	9,927
FOP	535	30	160	31,144
FST	12	55	7	1,362
STR	40	10	4	779
UOP	363	20	73	14,210

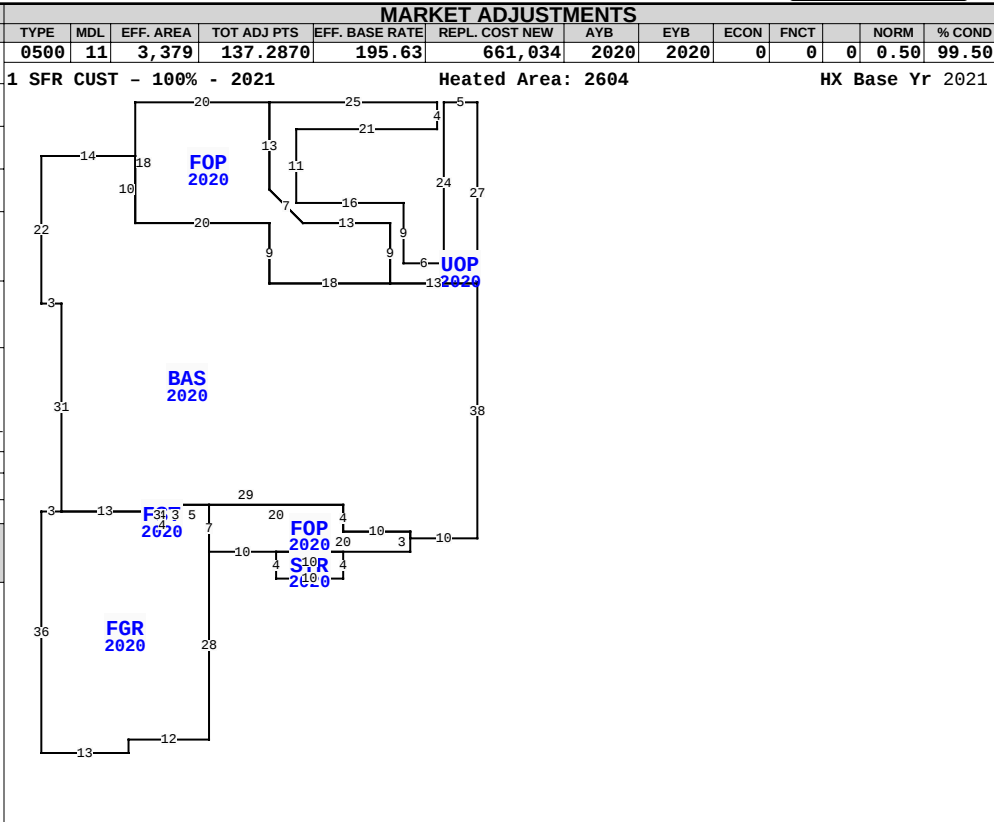
TOTALS	4,597		3,379	657,729
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	
3	0811	CONCRETE B	0 100	72	12	864.00	SF	5.20	5.20	100	2020	2020	3	99	4,448	
4	0855	CONC PAVER	0 100	0	0	968.00	SF	10.00	10.00	100	2020	2020	3	99	9,583	
5	1123	CB 8"	0 100	29	0	116.00	SF	6.15	6.15	100	2020	2020	3	99	706	
6	0861	POOL GUNIT	0 100	0	0	296.00	SF	85.00	85.00	100	2020	2020	3	95	23,902	
7	0911	SCRN RM A	0 100	0	0	662.00	SF	17.50	17.50	100	2020	2020	3	93	10,774	

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
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00

REVIEW DATE	10/30/2020	BY	KW
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96029 BRADY POINT RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF															
57,528															

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57,528															

Total Acres: 0.00	Total Land Value: 185,000	Market: 0	Agricultural: 0	Common: 185,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		657,729
TOTAL MARKET OB/XF VALUE		57,528
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		900,257
SOH/AGL Deduction		162,469
ASSESSED VALUE		737,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		687,788
TOTAL JUST VALUE		900,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		777,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1912353	CO ISSUED	0	09/29/2020
B2006723	SCRN ENCLSR	9,500	08/01/2020
B2000794	SWIM POOL	20,000	01/28/2020
19012353	NEW CONSTR	376,871	12/03/2019

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2141/1647	8/21/2017	WD Q	V 02
GRANTOR: BUSHONG CHARLES ROBER			
GRANTEE: NORTON THOMAS & ROB			
1713/0966	11/23/2010	WD U	V 11
GRANTOR: BUSHONG INSURANCE ASS			
GRANTEE: BUSHONG CHARLES R			

BUILDING NOTES			
BUILDING DIMENSIONS			
UOP=[YR=2020] N27 W5 S24 W6 N9 W16 N11 E21 N4 W25 S13 D5 R5 E13 S9 E13\$ BAS=[YR=2020] W13 FOP=[YR=2020] N9 W13 U5 L5 N13 W20 S18 E20 S9 E18\$ W18 N9 W20 N10 W14 S22 E3 S31 FGR=[YR=2020] W3 S36 E13 N2 E12 N28 FOP=[YR=2020] E10 STR=[YR=2020] S4 E10 N4 W10\$ E20 N3 W10 N4 W20 S7\$ N7 W5 FST=[YR=2020] W4 S3 E4 N3\$ S3 W4 N2 W13\$ E13 N1 E29 S4 E10 S1 E10 N38\$.			