

CHISM WAYNE & LORIE L
96047 BRADY POINT RD
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0041-0000

BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	10	ABOVE AVG 100				
Roof Structur	08	IRREGULAR 100				
Roof Cover	03	COMP SHNGL 80				
Roof Cover	12	MODULAR MT 20				
Interior Wall	05	DRYWALL 100				
Interior Floo	14	CARPET 60				
Interior Floo	12	HARDWOOD 40				
Air Condition	03	CENTRAL 100				
Heating Type	04	AIR DUCTED 100				
Bedrooms		3 100				
Bathrooms		3.5 100				
Frame Stories Units	02 1.	WOOD FRAME 100 1. 100 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	3,179	100	3,179	556,695		
FGR	1,074	55	591	103,494		
FOP	200	30	60	10,507		
FSP	850	40	340	59,540		
PTO	117	5	6	1,051		
STR	12	10	1	175		
STR	12	10	1	175		
STR	32	10	3	525		
STR	60	10	6	1,051		
UOP	628	20	126	22,065		
TOTALS	6,164		4,313	755,276		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,313	125.3947	178.69	770,690	2017	2017	0	0	2.00	98.00

1 SFR CUST - 100% - 2018 Heated Area: 3179 HX Base Yr 2018

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,313	125.3947	178.69	770,690	2017	2017	0	0	2.00	98.00	

NASSAU COUNTY PROPERTY													
											PAGE 1 of 1		4
VALUATION SUMMARY													
VALUATION BY											STANDARD		
Tax Group: 4											Tax Dist:		
BUILDING MARKET VALUE											755,276		
TOTAL MARKET OB/XF VALUE											53,798		
TOTAL LAND VALUE - MARKET											194,250		
TOTAL MARKET VALUE											1,003,324		
SOH/AGL Deduction											524,292		
ASSESSED VALUE											479,032		
TOTAL EXEMPTION VALUE											HX HB	50,000	
BASE TAXABLE VALUE											429,032		
TOTAL JUST VALUE											1,003,324		
NCON VALUE											0		
INCOME VALUE													
PREVIOUS YEAR MKT VALUE											862,337		

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE						
2076/1267	10/07/2016	WD	Q	V	01	120,000						
GRANTOR: WRIGHT NORMAN R & MAR												
GRANTEE: CHISM WAYNE & LORIE												
1284/1907	12/30/2004	WD	U	V		208,000						
GRANTOR: BRADY POINT PRESERVE												
GRANTEE: WRIGHT NORMAN R & M												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2017] W13 FSP=[YR=2017] N17 STR=[YR=2017] E3 N4 W3 S4\$ UOP=[YR=2017] N4 W22 STR=[YR=2017] N3 W20 S3 E20\$ W36 S15 E36 N11 E22\$ W22 S11 W36 S2 STR=[YR=2017] W3 S4 E3 N4\$ S4 E16 S13 E20 N13 E22\$ W22 S13 W20 N13 W16 S48 E13 S15 E13 N3 STR=[YR=2017] E8 N4 FOP=[YR=2017] E16 FGR=[YR=2017] S18 E7 S2 E15 N2 E8 N38 PTO=[YR=2017] N13 W9 S13 E9\$ W22 S12 W8 S8\$ N6 W16 N7 W8 S13 E8\$ W8 S4\$ N17 E8 S7 E16 N2 E8 N12 E13 N36\$.												

LAND DESCRIPTION													TOTAL OB/XF										53,798				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	185,000.00	194,250.00	194,250										

REVIEW DATE	03/01/2022	BY	KWA	Total Acres: 0.00	Total Land Value: 194,250	Market: 0	Agricultural: 0	Common: 194,250	PRINTED 08/02/2023 BY SYS
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