

LOT 44
IN OR 2100/366
BRADY POINT PRESERVE PB 7/76

SALCICCIOLI JOHN & JANET E
96067 BRADY POINT ROAD
FERNANDINA BEACH, FL 32034

2023

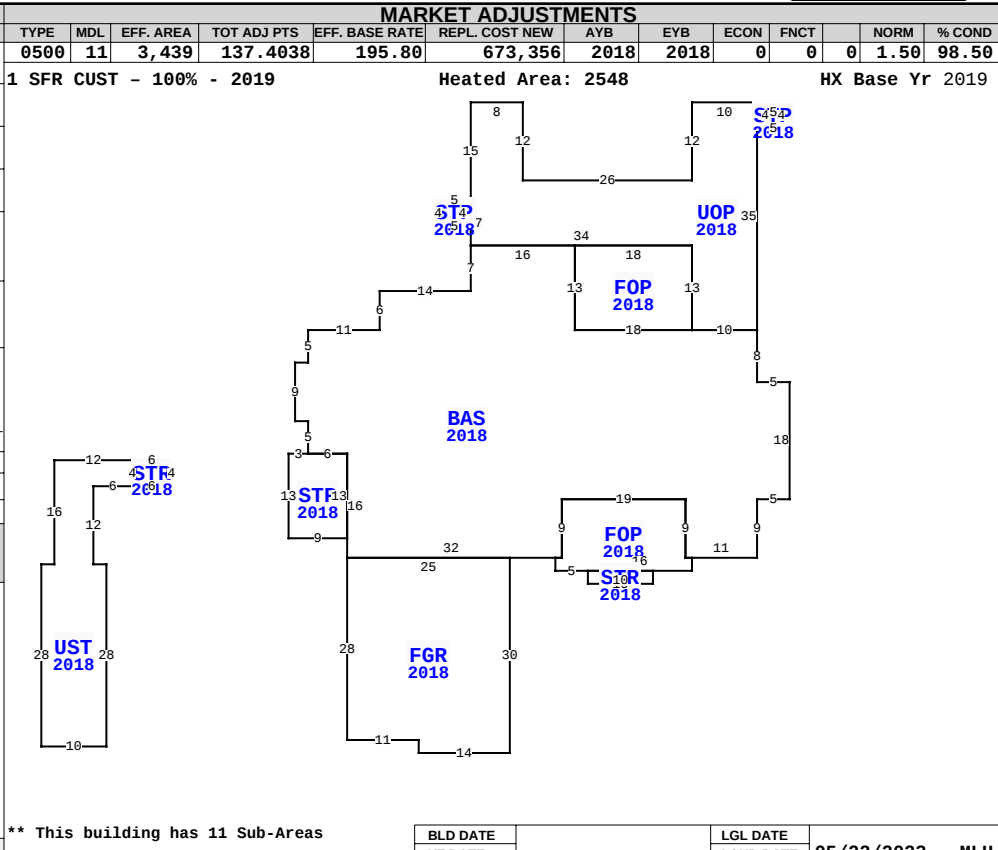
38-2N-28-0180-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,548	100	2,548	491,415
FGR	728	55	400	77,145
FOP	213	30	64	12,343
FOP	234	30	70	13,500
STP	20	10	2	386
STP	20	10	2	386
STP	117	10	12	2,315
STR	20	10	2	386
STR	24	10	2	386
UOP	786	20	157	30,280
TOTALS	5,110		3,439	663,256



96067 BRADY POINT RD, FERNANDINA BEACH

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	410.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	1,875.00	SF	10.00	10.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0861	POOL GUNIT	0 100	26	12	312.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	658.00	SF	17.50	17.50
6	0855	CONC PAVER	0 100	0	0	275.00	SF	10.00	10.00
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	98	4,018	
100	2018	2018	3	98	18,375	
100	2018	2018	3	99	3,465	
100	2018	2018	3	90	23,868	
100	2018	2018	3	86	9,903	
100	2019	2019	3	99	2,723	
100	2019	2019	3	90	4,500	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					663,256				
TOTAL MARKET OB/XF VALUE					66,852				
TOTAL LAND VALUE - MARKET					185,000				
TOTAL MARKET VALUE					915,108				
SOH/AGL Deduction					276,720				
ASSESSED VALUE					638,388				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					588,388				
TOTAL JUST VALUE					915,108				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					787,510				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706802	CO ISSUED	0	05/25/2018
B1801661	SCRN ENCLOSURE	27,046	03/01/2018
B1707285	SWIM POOL	59,000	12/01/2017
B1706802	NEW CONSTR	332,361	07/31/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2100/0366	2/09/2017	WD	Q	V	01	135,000			
GRANTOR: LANZA CHARLES V JR &									
GRANTEE: SALCICCIOLI JOHN &									
1322/1269	6/06/2005	WD	Q	V		242,300			
GRANTOR: BRADY POINT PRESERVE									
GRANTEE: LANZA CHARLES V JR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
STP=[YR=2018] W5 UOP=[YR=2018] W10 S12 W26 N12 W8 S15									
STP=[YR=2018] W5 S4 E5 N4\$ S7 BAS=[YR=2018] S7 W14 S6 W11									
S5 W2 S9 E2 S5 STP=[YR=2018] W3 S13 E9 N13 W6\$ E6 S16									
FGR=[YR=2018] S28 E11 S2 E14 N30 W25\$ E32 FOP=[YR=2018] S2									
E5 STR=[YR=2018] S2 E10 N2 W10\$ E16 N2 W1 N9 W19 S9 W1 \$ E1									
N9 E19 S9 E11 N9 E5 N18 W5 N8 W10 FOP=[YR=2018] N13 W18 S13									
E18\$ W18 N13 W16\$ E34 S13 E10 N35\$ S4 E5 N4\$ PTR= S55 W95									
STR=[YR=2018] W6 UST=[YR=2018] W12 S16 W2 S28 E10 N28 W2									
N12 E6 N4\$ S4 E6 N4\$ N55 E95\$.									