LOT 45
IN OR 1329/812 & OR 1502/1112
BRADY POINT PRESERVE PB 7/76

KRYSIAK ALICE/SIEGEL RUTH L ET AL
1008 SOMERSET CT
TRENT WOODS, NC 28562

2023

38-2N-28-0180-0045-0000

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

96073 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	175,750
TOTAL MARKET VALUE	175,750
SOH/AGL Deduction	19,853
ASSESSED VALUE	155,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,897
TOTAL JUST VALUE	175,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0472	3/08/2019	SW	U	V	11	100
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: SIEGEL MARC						
1502/1112	5/31/2007	WD	U	V	01	52,000
GRANTOR: SIEGEL MARC						
GRANTEE: SIEGEL RUTH L TRUST						

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	000134	C	SFR POND	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	185,000.00	175,750.00	175,750							

REVIEW DATE 05/22/2023 BY MLU Total Acres: 0.00 Total Land Value: 175,750 Market: 0 Agricultural: 0 Common: 175,750 PRINTED 08/02/2023 BY SYS