LOT 53
IN OR 1858/1457
BRADY POINT PRESERVE PB 7/76

WASER RUTHAYN TRUSTEE
96203 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0053-0000

BUILDING CHARACTERISTICS

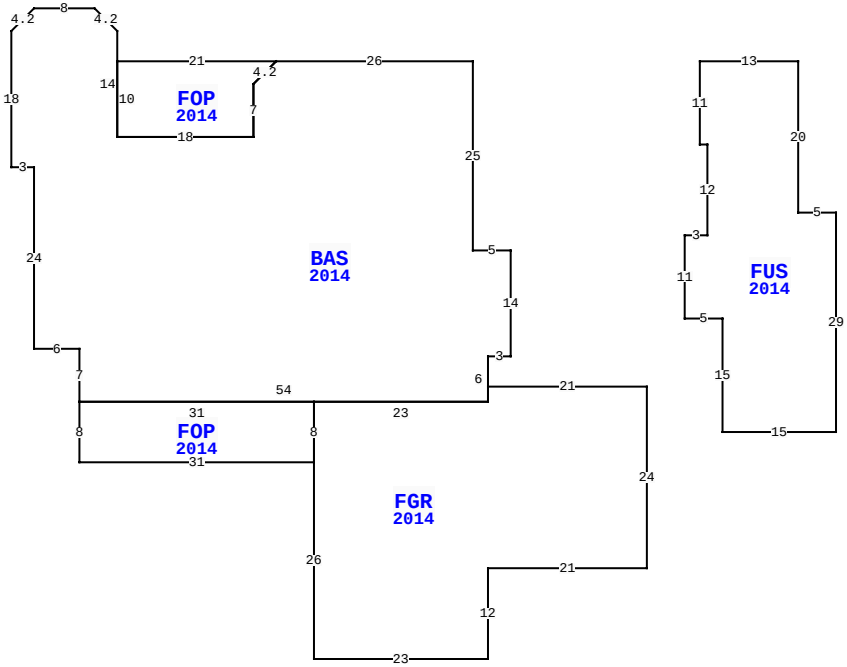
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,597	100	2,597	440,110
FGR	1,286	55	707	119,815
FOP	185	30	56	9,490
FOP	248	30	74	12,541
FUS	747	100	747	126,593
TOTALS	5,063		4,181	708,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,181	123.4948	175.98	735,772	2014	2014	0	0	0	3.70	96.30

1 SFR CUST – 100% - 2015 Heated Area: 3344 HX Base Yr 2015



96203 BRADY POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		708,548
TOTAL MARKET OB/XF VALUE		72,294
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		920,842
SOH/AGL Deduction		259,249
ASSESSED VALUE		661,593
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		611,593
TOTAL JUST VALUE		920,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		821,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428286	CO ISSUED	0	07/14/2014
B1429111	SCRNENCL	8,793	07/01/2014
B1428660	SWIM POOL	20,000	04/01/2014
B1428286	NEW CONSTR	426,291	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1858/1457	5/29/2013	WD	Q	V	01	65,000
GRANTOR: WATSON JOHN P						
GRANTEE: WASER RUTHAYN TRUST						
1738/0189	5/04/2011	WD	Q	V	01	45,000
GRANTOR: NIC PROPERTIES LLC						
GRANTEE: WATSON JOHN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 FOP=[YR=2014] W21 S10 E18 N7 U3 R3 $ D3 L3 S7 W18 N14 U3 L3 W8 D3 L3 S18 E3 S24 E6 S7
FOP=[YR=2014] S8 E31 FGR=[YR=2014] S26 E23 N12 E21 N24 W21 S2 W23S8 $N8 W31$E54 N6 E3 N14 W5 N25 $ PTR= E30
FUS=[YR=2014] E13 S20 E5 S29 W15 N15 W5 N11 E3 N12 W1 N11 $ W30 $.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	3,587.00	SF	7.00	7.00	100	2014	2014	3	95	23,854	
2	0911	SCRN RM A	0	100	0	0	1,250.00	SF	17.50	17.50	100	2014	2014	3	70	15,313	
3	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2014	2014	3	78	27,581	
4	0855	CONC PAVER	0	100	0	0	834.00	SF	7.00	7.00	100	2014	2014	3	95	5,546	

LAND DESCRIPTION

TOTAL OB/XF 72,294

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 08/21/2015 BY RK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS