

LOT 54
IN OT 2113/1038
BRADY POINT PRESERVE PB 7/76

WATSON W MARQUE & TONDA M
96213 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0054-0000

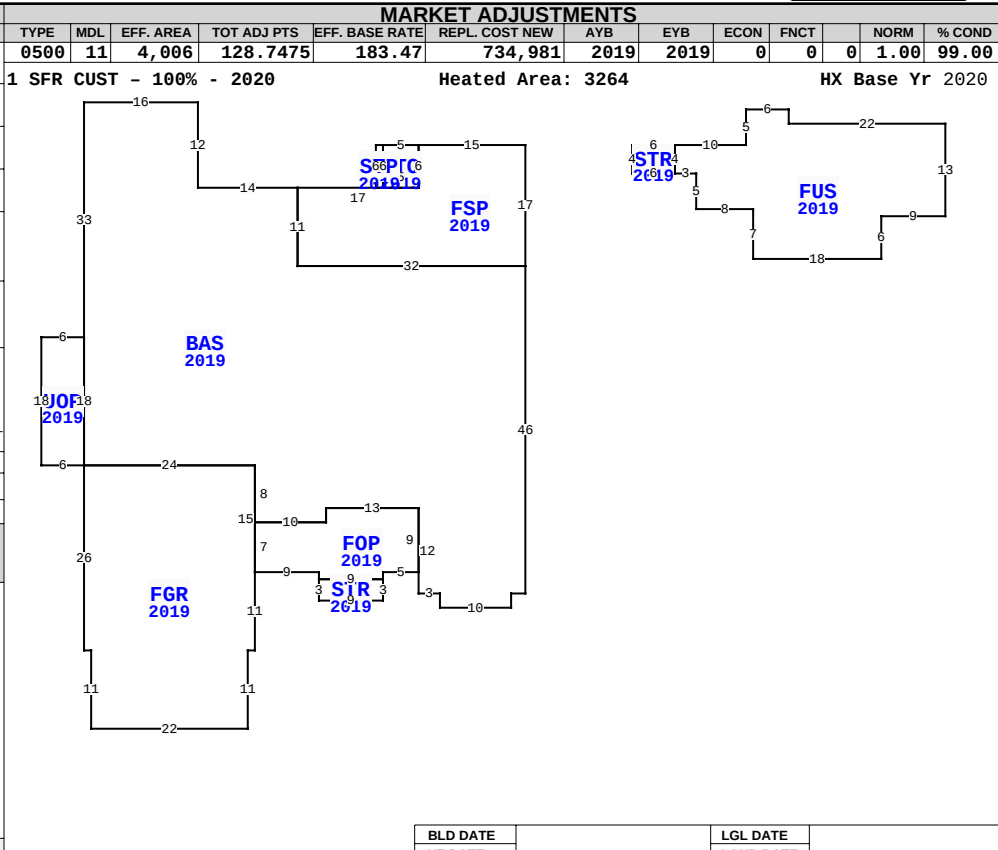


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,706	100	2,706	491,505
FGR	866	55	476	86,459
FOP	196	30	59	10,717
FSP	442	40	177	32,149
FUS	558	100	558	101,352
PTO	30	5	2	363
STP	6	10	1	181
STR	24	10	2	363
STR	27	10	3	545
UOP	108	20	22	3,996
TOTALS	4,963		4,006	727,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,103.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	193.00	SF	6.50	



TOTAL OB/XF									
13,035									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		RS-1	0.00	0.00	1.00

TOTAL OB/XF									
13,035									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		727,631	
TOTAL MARKET OB/XF VALUE		13,035	
TOTAL LAND VALUE - MARKET		126,000	
TOTAL MARKET VALUE		866,666	
SOH/AGL Deduction		180,495	
ASSESSED VALUE		686,171	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		636,171	
TOTAL JUST VALUE		866,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		778,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804784	CO ISSUED	0	06/27/2019
B1804784	NEW CONSTR	443,286	05/10/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/1038	4/12/2017	WD	Q	V	01
GRANTOR: THOMAS CORNELIUS W JR					
GRANTEE: WATSON W MARQUE & T					
1325/1443	6/14/2005	WD	Q	V	
GRANTOR: BRADY POINT PRESERVE					
GRANTEE: THOMAS CORNELIUS W					

BUILDING NOTES									
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BUILDING DIMENSIONS
FSP=[YR=2019] W15 PTO=[YR=2019] W5 STP=[YR=2019] W1 S6 E1 N6\$ S6 E5 N6\$ S6 W17 BAS=[YR=2019] W14 N12 W16 S33 UOP=[YR=2019] W6 S18 E6 N18\$ S18 FGR=[YR=2019] S26 E1 S11 E22 N11 E1 N11 FOP=[YR=2019] E9 S1 STR=[YR=2019] S3 E9 N3 W9\$ E9 N1 E5 N9 W13 S2 W10 S7\$ N15 W24\$ E24 S8 E10 N2 E13 S12 E3S2 E10 N2 E2 N46 W32 N11\$ S11 E32 N17\$ PTR=E15 STR=[YR=2019] E6 FUS=[YR=2019] E10 N5 E6 S2 E22 S13 W9 S6 W18 N7 W8 N5 W3 N4\$ S4 W6 N4\$ W15\$.