

LOT 55
IN OR 1923/1443
BRADY POINT PRESERVE PB 7/76

KOTOPKA JAMES & SHELLY
96221 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0180-0055-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0500	11	5,447	139.7127	199.09	1,084,443	2014	2014	0	0	0	3.50	96.50	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2015													Heated Area: 4617														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		4 100																												
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																										
NEIGHBORHOOD/LOC			4014.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	3,836	100	3,836	736,979																										
FGR	286	55	157	30,163																										
FGR	664	55	365	70,125																										
FOP	175	30	52	9,991																										
FOP	561	30	168	32,276																										
FSP	221	40	88	16,907																										
FUS	781	100	781	150,047																										
TOTALS			6,524	5,447	1,046,487																									
EXTRA FEATURES					96221 BRADY POINT RD, FERNANDINA BEACH																									
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	0812	CONCRETE C	0	100	0	0	2,325.00	SF	4.00	4.00	100	2014	2014	3	95	8,835														
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395														
3	1126	CB/STC 8"	0	100	0	0	105.00	SF	8.00	8.00	100	2014	2014	3	95	798														
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	8,750.00	8,750.00	100	2014	2014	3	70	6,125														
5	0911	SCRN RM A	0	100	0	0	1,725.00	SF	17.50	17.50	100	2015	2015	3	74	22,339														
6	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	2015	2015	3	81	23,271														
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	74	1,480														
8	0855	CONC PAVER	0	100	0	0	1,387.00	SF	10.00	10.00	100	2015	2015	3	96	13,315														
TOTAL OB/XF 79,558																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
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 03/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS																														