

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Ceiling	01	FIN.SUSPND	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		9	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,600	100	3,600
PTO	100	5	5
SFB	210	80	168
STP	12	10	1
UDU	120	30	36
UOP	135	20	27
TOTALS	4,177		3,837
			444,060

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	3,837	98.2620	165.33	634,371	1973	1973	0	0	30.00	70.00
1 CHURCH - 0% - 0			Heated Area: 3768			HX Base Yr					

96282 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	0811	CONCRETE B	0	0	0	0	1,009.00	SF	5.20	5.20	100	1973	1973	3	25	1,312	
2	0812	CONCRETE C	0	0	0	0	5,342.00	SF	4.00	4.00	100	1995	1995	3	72	15,385	
3	0812	CONCRETE C	0	0	0	0	8,713.00	SF	4.00	4.00	100	1997	1997	3	75	26,139	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0423	CL FNC 5'	0	0	0	0	450.00	LF	6.85	6.85	100	1995	1995	3	39	1,202	
6	0422	CL FNC 4'	0	0	0	0	337.00	LF	15.00	15.00	100	1995	1995	3	39	1,971	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1995	1995	3	40	540	
8	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1995	1995	3	39	137	
9	1242	WD DECK A	0	0	0	0	249.00	SF	10.00	10.00	100	2000	2000	3	20	498	
10	1242	WD DECK A	0	0	0	0	1,292.00	SF	10.00	10.00	100	2000	2000	3	20	2,584	

LAND DESCRIPTION		TOTAL OB/XF																						
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	007100	C	CHURCH	0		OR	395.00	404.00	140,699.00	SF		1.00	1.00	1.00	10.00	10.00	1,406,990							
2	009620	C	MARSH	0			0.00	0.00	4.43	AC		1.00	1.00	1.00	100.00	100.00	443							

NASSAU COUNTY PROPERTY		PAGE 1 of 3	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	796,466		
TOTAL MARKET OB/XF VALUE	90,763		
TOTAL LAND VALUE - MARKET	1,407,433		
TOTAL MARKET VALUE	2,294,662		
SOH/AGL Deduction	945,827		
ASSESSED VALUE	1,348,835		
TOTAL EXEMPTION VALUE	02	1,348,835	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	2,294,662		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,301,065		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001530	XFOB	16,066	02/24/2017
B26110	REMODEL	2,500	06/01/2012
B0618475	REMODEL	20,000	10/31/2006
E15610	ELEC OTHER	0	08/01/2005
P09844	OTHER	0	08/01/2005
P08990	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

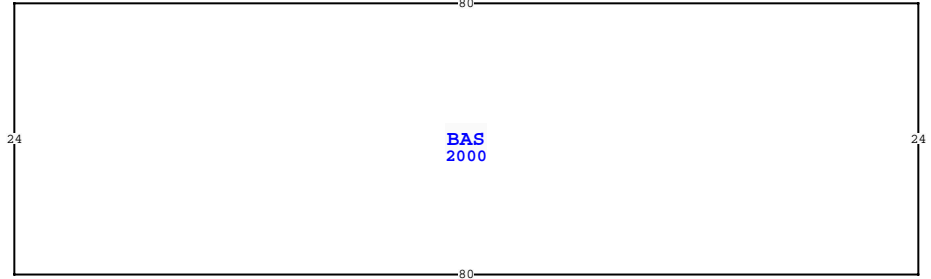
BUILDING NOTES

BUILDING DIMENSIONS
STP=[YR=1999] W3 BAS=[YR=1993] N11 W30 S15 W2 S90 E7
SFB=[YR=2007] S10 E3 UOP=[YR=2007] S9 E15 N9 W15 E18 N10
W21 E28 N70 PTO=[YR=1999] E5 N20 W5 S20 N20 W3 N4 S4 E3
N4 S PTR= E25 UDU=[YR=1999] E12 S10 W12 N10 S W25 S.



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,920	100	1,920
			SUBAREA MARKET VALUE
			176,203
TOTALS	1,920		1,920
			176,203

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	EDU	RELGUS - 0%	- 0									
				Heated Area: 1920				HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 2 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			796,466
TOTAL MARKET OB/XF VALUE			90,763
TOTAL LAND VALUE - MARKET			1,407,433
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ASSESSED VALUE			1,348,835
TOTAL EXEMPTION VALUE	02		1,348,835
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			2,294,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,301,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P08991	OTHER	0	02/01/2005
P08992	OTHER	0	02/01/2005
E14208	ELEC OTHER	0	02/01/2005
B0515708	MH MOVE-ON	0	01/01/2005
B0414283	ADDITION	0	12/01/2004
B0414284	ADDITION	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
11	0820	WOOD WALK	0	0	11	5		55.00	SF 11.75	100	2000	2000	3	40	259	
12	0940	SHEDS/PORT	0	0	10	10		100.00	SF 18.30	100	1999	1999	3	20	366	
14	1242	WD DECK A	0	0	0	0		1,920.00	SF 10.00	100	2005	2005	3	27	5,184	
15	0820	WOOD WALK	0	0	5	6		30.00	SF 11.75	100	2005	2005	3	40	141	
16	0402	CONC BUMPE	0	0	0	0		10.00	UT 25.00	100	2005	2005	3	90	225	
17	0940	SHEDS/PORT	0	0	36	24		864.00	SF 30.00	100	2017	2017	3	82	21,254	
18	0351	CARPORT MT	0	0	60	24		1,440.00	SF 7.10	100	2015	2015	3	74	7,566	

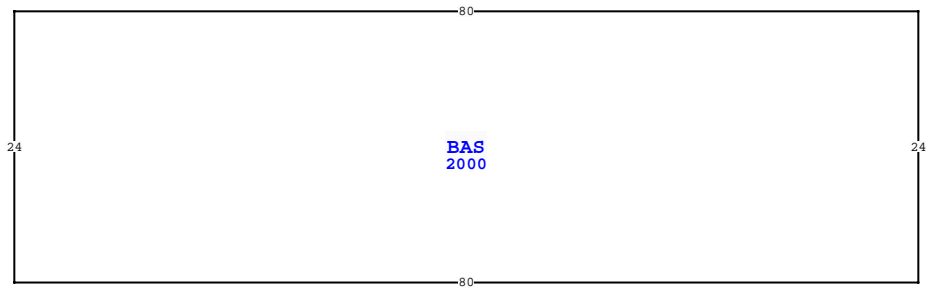
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000]	W80 S24 E80 N24 \$.

LAND DESCRIPTION													TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS				
ELEMENT	CD			
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Ceiling	01 FIN.SUSPD 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Fixtures	4 100			
Frame	02 WOOD FRAME 100			
Story Height	8 100			
RMS	4 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	7100 CHURCHES			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00			
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TOTALS	1,920		1,920	176,203

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4	EDU RELGUS	- 0%	- 0									
				Heated Area: 1920				HX Base Yr				



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PREVIOUS YEAR MKT VALUE			1,301,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414285	ADDITION	0	12/01/2004
B07422	NEW CONSTR	96,000	08/01/2000
B07423	NEW CONSTR	96,000	08/01/2000
0071239	CHNGE SRVC	900	07/01/2000
9906019	H/AC	2,600	04/01/1999
4284	N/A	4,000	08/05/1987

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BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W80 S24 E80 N24 \$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	