

**HUGHES EDWARD N JR L/E/
96002 BRADY POINT RD
FERNANDINA BEACH, FL 32034**

2023

42-21-27-4373-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

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

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALU OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

REVIEW DATE04/03/2019BYKBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEDMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I /RSN CD SALE PRICE

GRANTOR: HUGHES MARGARET J GRANTEE: HUGHES MARGARET J I 2421/1175 12/20/2020 SW U I I 11 100 GRANTOR: HUGHES EDWARD N JR GRANTEE: HUGHES EDWARD N JR BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=2019] W4 FOP=[YR=2019] N10 W12 S10 E12\$ W33 S54 E11 FOP=[YR=2019] S2 E7 FGR=[YR=2019] S2 E19 N20 W19 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38 \$. TOTAL OB/XF 3,372

Basement Area Diagram
The diagram shows a large rectangular area labeled "BAS 2019". It has dimensions of 33' by 54'. There are several smaller areas attached:

- A small rectangle at the top center, labeled "FOP 2019", measuring 12' wide.
- A larger rectangle on the right side, labeled "FGR 2019", measuring 18' wide and 19' deep.
- A very small rectangle at the bottom left corner, also labeled "FOP 2019", measuring approximately 3' x 2'.

The main basement area is surrounded by walls or structures indicated by dimensioned lines.