



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA

NEIGHBORHOOD/LOC	4014.00
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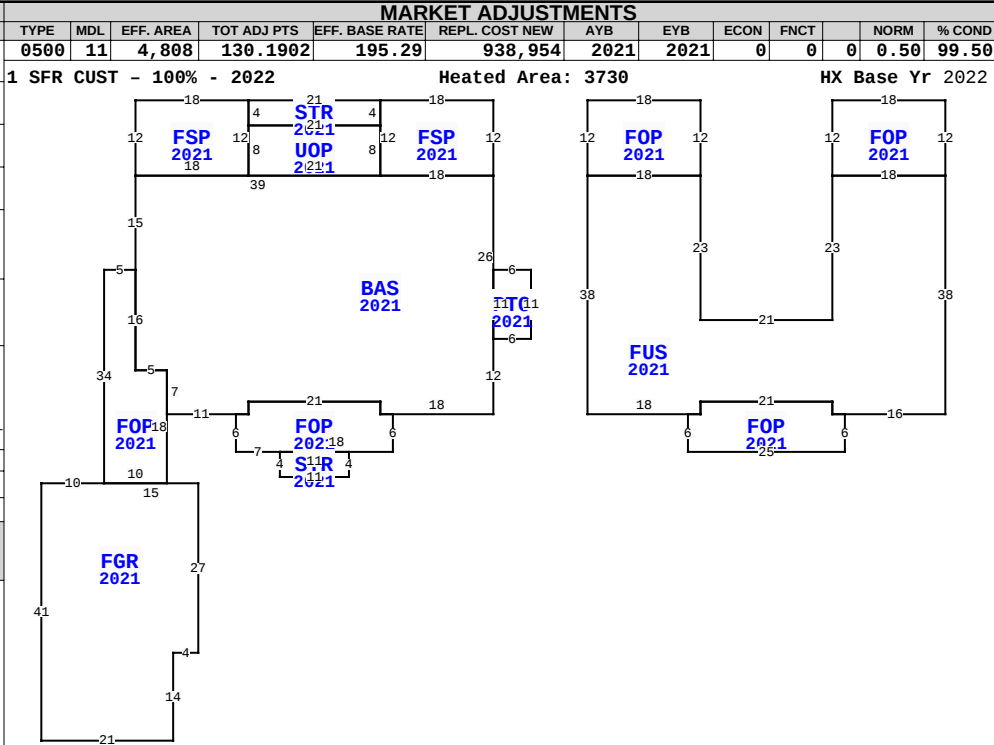
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2,089	405,921
FGR	969	55	533	103,570
FOP	192	30	58	11,270
FOP	192	30	58	11,270
FOP	216	30	65	12,631
FOP	216	30	65	12,631
FOP	260	30	78	15,157
FSP	216	40	86	16,711
FSP	216	40	86	16,711
FUS	1,641	100	1,641	318,869
TOTALS	6,569		4,808	934,259

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2021	2021	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	4,668.00	SF	10.00	100	2021	2021	3	99	46,213	
3	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	100	2021	2021	3	95	3,876	
4	0300	BOAT DCK W	0	100	0	0	1,098.00	SF	40.00	100	2021	2021	3	95	41,724	
5	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	100	2021	2021	3	93	502	
6	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00	100	2021	2021	3	95	3,162	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	390,000.00	390,000.00	390,000							



** This building has 14 Sub-Areas

96210 BRADY POINT RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/15/2024 MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								934,259				
TOTAL MARKET OB/XF VALUE								97,457				
TOTAL LAND VALUE - MARKET								390,000				
TOTAL MARKET VALUE								1,421,716				
SOH/AGL Deduction								454,481				
ASSESSED VALUE								967,235				
TOTAL EXEMPTION VALUE								HX HB VX 55,000				
BASE TAXABLE VALUE								912,235				
TOTAL JUST VALUE								1,421,716				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								1,266,485				
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
C2005926				CO ISSUED				0		06/15/2021		
B2005926				NEW CONSTR				543,103		09/01/2020		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2352/0721		4/03/2020		WD	Q	V	01	235,000				
GRANTOR:THE RANGE AT AMELIA L												
GRANTEE:OESTMANN ROSS E & J												
1751/0002		8/08/2011		WD	U	V	38	800,000				
GRANTOR:BRADY POINT PRESERVE												
GRANTEE:THE RANGE AT AMELIA												
BUILDING NOTES												
BUILDING DIMENSIONS												
FSP=[YR=2021] W18 STR=[YR=2021] W21 FSP=[YR=2021] W18 S12 BAS=[YR=2021] S15 FOP=[YR=2021] W5 S34 FGR=[YR=2021] W10 S41 E21 N14 E4 N27 W15\$ E10 N18 W5 N16\$ S16 E5 S7 E11 FOP=[YR=2021] S6 E7 STR=[YR=2021] S4 E11 N4 W11\$ E18 N6 W2 N2 W21 S2 W2\$ E2 N2 E21 S2 E18 N12 PT0=[YR=2021] E6 N11 W6 S11\$ N26 W18 UOP=[YR=2021] N8 W21 S8 E21\$ W39\$ E18 N12\$ S4 E21 N4\$ S12 E18 N12\$ PTR=E15 FOP=[YR=2021] E18 S12 FUS=[YR=2021] S23 E21 N23 FOP=[YR=2021] N12 E18 S12 W18\$ E18 S38 W16 FOP=[YR=2021] S6 W25 N6 E2 N2 E21 S2 E2\$ W2 N2 W21 S2 W18 N38 E18\$ W18 N12\$ W15\$.												