

LOT 12
IN OR 2041/1604
BRADY POINT PRESERVE PB 7/76

ALLISON DEBRA L/ZARSKY CYNTHIA J
96178 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0180-0012-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	3,645	100	3,645	646,272
FGR	739	55	406	71,985
FOP	216	30	65	11,525
FOP	470	30	141	25,000
SFB	220	80	176	31,206
UOP	40	20	8	1,419
UOP	116	20	23	4,078
UOP	185	20	37	6,560
UOP	1,155	20	231	40,957
TOTALS	6,786		4,732	839,001

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,732	121.2342	181.85	860,514	2017	2017	0	0	0	2.50 97.50

1 SFR CUST - 100% - 2018

Heated Area: 3821

HX Base Yr 2018

Diagram illustrating the layout and market values for various rooms in 2017:

- UOP 2017 (Unfinished Open Porch): 37, 14, 13, 13, 14, 13, 1

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