

LOT 21
IN OR 2235/1767
BRADY POINT PRESERVE PB 7/76

NIXON DREW CAMERON SR & DONNA FAHEY
96078 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0180-0021-0000

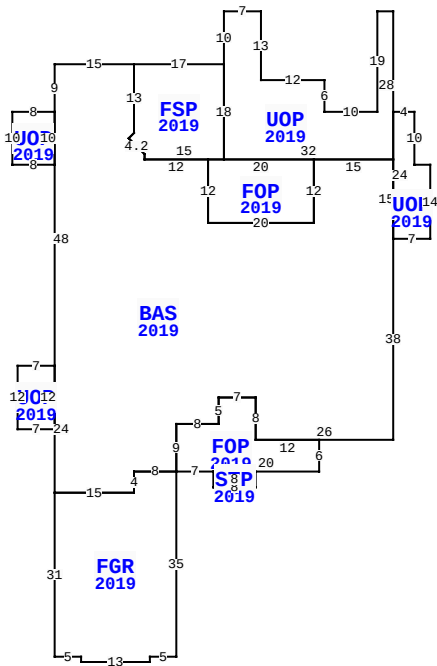


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	3,543	100	3,543	652,324
FGR	758	55	417	76,777
FOP	240	30	72	13,256
FOP	242	30	73	13,440
FSP	303	40	121	22,278
STP	24	10	2	368
UOP	80	20	16	2,946
UOP	84	20	17	3,130
UOP	138	20	28	5,155
UOP	550	20	110	20,253
TOTALS	5,962		4,399	809,927

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,068.00	SF	5.20	
3	0855	CONC PAVER	0 100	0	0	971.00	SF	10.00	
4	0855	CONC PAVER	0 100	0	0	246.00	SF	10.00	
5	0855	CONC PAVER	0 100	0	0	328.00	SF	10.00	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	
7	0861	POOL GUNIT	0 100	0	0	346.00	SF	85.00	
8	0911	SCRN RM A	0 100	0	0	896.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,399	124.6124	186.92	822,261	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2020						Heated Area: 3543		HX Base Yr 2020			
											

BLD DATE	LGL DATE	03/15/2024	ML
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