LOT 26
BRADY POINT PRESERVE PB 7/76

MURPHY JAMES E & SUSAN
96054 BRADY POINT
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0180-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

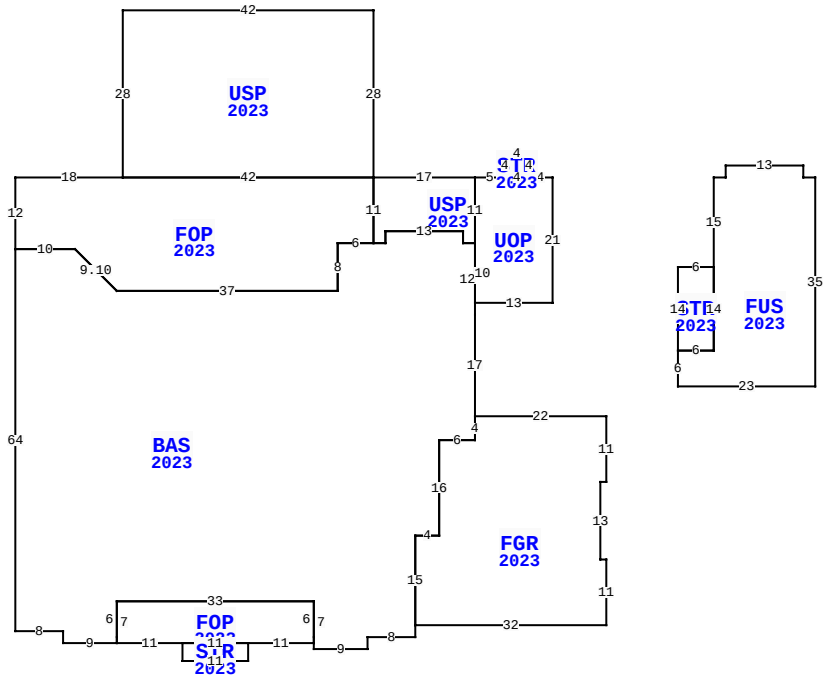
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	4,326	100	4,326	1,069,777
FGR	1,003	55	552	136,504
FOP	231	30	69	17,063
FOP	998	30	299	73,940
FUS	657	100	657	162,470
STR	16	10	2	495
STR	33	10	3	742
STR	84	10	8	1,978
UOP	273	20	55	13,601
USP	161	30	48	11,870
TOTALS	8,958		6,372	1,575,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,372	164.8592	247.29	1,575,732	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 4983 HX Base Yr 2024



** This building has 11 Sub-Areas

96054 BRADY POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,575,732
TOTAL MARKET OB/XF VALUE		101,490
TOTAL LAND VALUE - MARKET		410,000
TOTAL MARKET VALUE		2,087,222
SOH/AGL Deduction		0
ASSESSED VALUE		2,087,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,037,222
TOTAL JUST VALUE		2,087,222
NCON VALUE		1,677,222
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005768			05/04/2023
2300343	ADDITION	43,352	01/10/2023
22006830	SWIM POOL	80,000	08/01/2022
B2106331	NEW CONSTR	717,123	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/1841	2/27/2020	WD	U	V	11	100
GRANTOR: KOPPEL CHRISTIAN L &						
GRANTEE: MURPHY JAMES E & SU						
2343/0118	2/27/2020	WD	Q	V	01	360,000
GRANTOR: KOPPEL CHRISTIAN L &						
GRANTEE: MURPHY JAMES E & SU						

BUILDING NOTES

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2023		100	3,500	
2	0855	CONC PAVER	0	100	0	0	4,902.00	SF	10.00	10.00	100	2023	2023		100	49,020	
3	0855	CONC PAVER	0	100	0	0	402.00	SF	10.00	10.00	100	2023	2023		100	4,020	
4	0855	CONC PAVER	0	100	0	0	261.00	SF	10.00	10.00	100	2023	2023		100	2,610	
5	0855	CONC PAVER	0	100	0	0	209.00	SF	10.00	10.00	100	2023	2023		100	2,090	
6	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2023	2023		100	38,250	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,46] W2 N2 W13 S2 W2 W6 S8 W37 U7L7 W10 S64 E8 S2 E9 N1 N6 E33 S7 S1 E9 N2 E8 N2 N15 E4 N16 E6 N4 N17 N12 $
FGR=[YR=2023;ORIG=64,79] E6 N4 E22 S11 W1 S13 E1 S11 W32 N15 E4 N16 $
FOP=[YR=2023;ORIG=10,106] E33 S6 S1 W11 W11 W11 N7 $
STR=[YR=2023;ORIG=21,113] E11 S3 W11 N3 $
FOP=[YR=2023;ORIG=-7,35] E18 E42 S11 W6 S8 W37 U7L7 W10 N12 $
USP=[YR=2023;ORIG=53,35] E17 S11 W2 N2 W13 S2 W2 N11 $
UOP=[YR=2023;ORIG=70,35] S11 S10 E13 N21 W4 W4 W5 $
STR=[YR=2023;ORIG=75,31] E4 S4 W4 N4 $
USP=[YR=2023;ORIG=11,35] N28 E42 S28 W42 $

LAND DESCRIPTION

TOTAL OB/XF 101,490

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	410,000.00	410,000.00	410,000							

REVIEW DATE 05/22/2023 BY MLU Total Acres: 0.00 Total Land Value: 410,000 Market: 0 Agricultural: 0 Common: 410,000 PRINTED 08/06/2024 BY SYS