



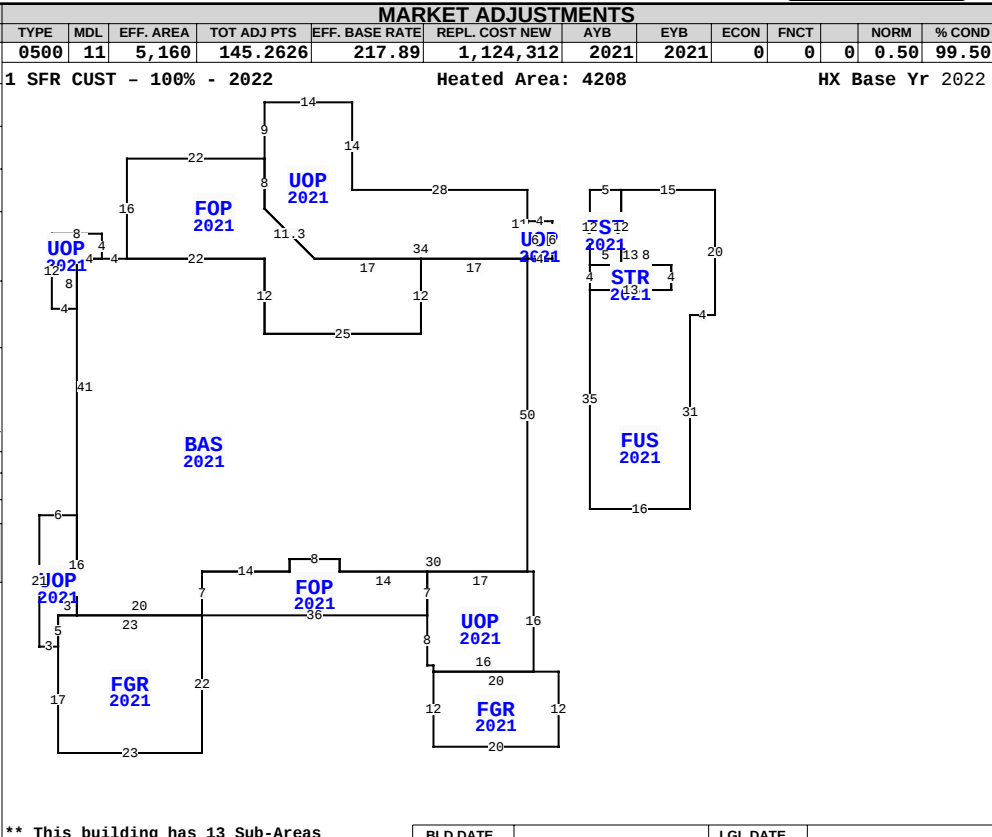
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	04
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NEIGHBORHOOD/LOC	4014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,424	100	3,424	742,325
FGR	240	55	132	28,617
FGR	506	55	278	60,270
FOP	268	30	80	17,344
FOP	684	30	205	44,444
FST	60	55	33	7,154
FUS	784	100	784	169,972
STR	52	10	5	1,084
UOP	24	20	5	1,084
UOP	64	20	13	2,819
TOTALS	7,114		5,160	1,118,690



** This building has 13 Sub-Areas

96048 BRADY POINT RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/15/2024 MLU

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	2,000.00	100	2021	2021	3	99	1,980	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2021	2021	3	95	31,654	
4	0911	SCRN RM A	0 100	0	0	1,018.00	SF	17.50	17.50	100	2021	2021	3	93	16,568	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
6	0855	CONC PAVER	0 100	0	0	2,874.00	SF	10.00	10.00	100	2021	2021	3	99	28,453	
7	0855	CONC PAVER	0 100	0	0	260.00	SF	10.00	10.00	100	2021	2021	3	99	2,574	
8	0855	CONC PAVER	0 100	0	0	153.00	SF	10.00	10.00	100	2021	2021	3	99	1,515	

LAND DESCRIPTION										TOTAL OB/XF										86,584	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
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	410,000.00				

NASSAU COUNTY PROPERTY																PAGE 1 of 1 4			
VALUATION SUMMARY																STANDARD			
VALUATION BY				Tax Group: 4												Tax Dist:			
BUILDING MARKET VALUE				1,118,690															
TOTAL MARKET OB/XF VALUE				86,584															
TOTAL LAND VALUE - MARKET				410,000															
TOTAL MARKET VALUE				1,615,274															
SOH/AGL Deduction				409,029															
ASSESSED VALUE				1,206,245															
TOTAL EXEMPTION VALUE				50,000												HX HB			
BASE TAXABLE VALUE				1,156,245															
TOTAL JUST VALUE				1,615,274															
NCON VALUE				0															
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE				1,531,865															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908385	CO ISSUED	0	07/06/2021
B2004466	SCRN ENCLSR	13,700	08/01/2020
B2000874	SWIM POOL	52,000	01/29/2020
B1908385	CO ISSUED	589,945	10/23/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2268/0890	4/15/2019	WD	Q	V	01	290,000	
GRANTOR: NEDRELOW LAND TRUST							
GRANTEE: SCHULZE WILLIAM L &							
1732/1927	4/05/2011	WD	U	V	30	100	
GRANTOR: NEDRELOW STEVEN J & K							
GRANTEE: NEDRELOW STEVEN J &							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2021] W28 N14 W14 S9 FOP=[YR=2021] W22									
S16BAS=[YR=2021] W4 UOP=[YR=2021] N4 W8 S12 E4 N8 E4\$ W4 S41									
UOP=[YR=2021] W6 S21 E3 FGR=[YR=2021] S17 E23 N22 W23S5 \$ N5									
E3 N16\$ S16 E20 FOP=[YR=2021] E36 UOP=[YR=2021] S8 E1 S1									
FGR=[YR=2021] S12 E20 N12 W20\$ E16 N16 W17 S7\$ N7 W14 N2 W8									
S2 W14 S7\$N7 E14 N2 E8 S2 E30 N50W17 S12 W25 N12 W22\$ E22 S12									
E25 N12 W17 U8 L8 N8\$ S8 D8 R8 E34 UOP=[YR=2021] E4 N6 W4									
S6\$ N11\$ PTR=E10 FST=[YR=2021] E5 FUS=[YR=2021] E15 S20 W4									
S31 W16 N35 STR=[YR=2021] N4 E13 S4 W13\$ E13 N4 W8 N12\$ S12									
W5 N12\$ W10\$.									