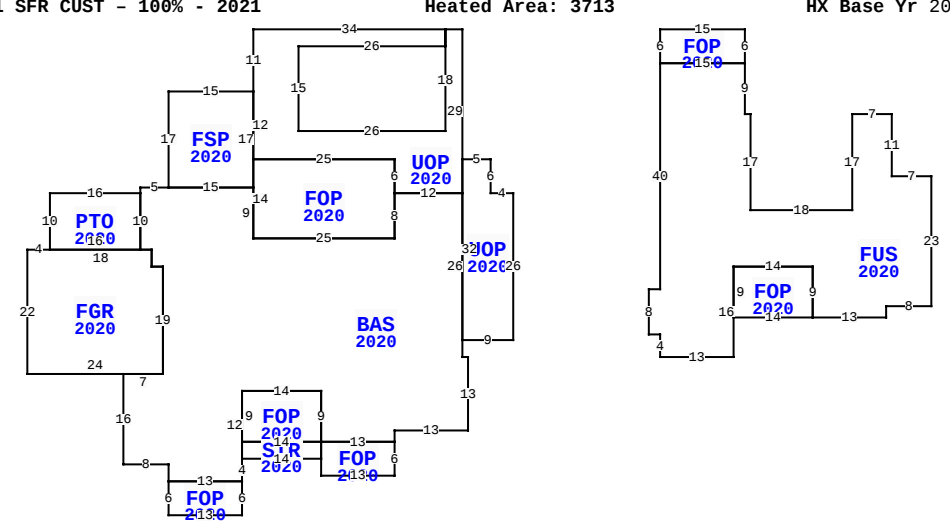




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																			
Exterior Wall	16	WD FR STUC 100	0500	11	4,528	132.7023	199.05	901,298	2020	2020	0	0	0	1.50	98.50	VALUATION SUMMARY																			
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													STANDARD																			
Roof Cover	13	STAND SEAM 100	Heated Area: 3713													Tax Group: 4																			
Interior Wall	05	DRYWALL 100	HX Base Yr 2021													Tax Dist:																			
Interior Floo	12	HARDWOOD 50														BUILDING MARKET VALUE																			
Interior Floo	14	CARPET 50														TOTAL MARKET OB/XF VALUE																			
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET																			
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE																			
Bedrooms	3	100														SOH/AGL Deduction																			
Bathrooms	4	100														ASSESSED VALUE																			
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE																			
Stories	2.	2. 100														BASE TAXABLE VALUE																			
Units	0	100														TOTAL JUST VALUE																			
Quality			03	Quality Level 03												NCON VALUE																			
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE																			
MAP NUM				MKT AREA												PREVIOUS YEAR MKT VALUE																			
NEIGHBORHOOD/LOC			4014.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,268	100	2,268	444,673																															
FGR	522	55	287	56,270																															
FOP	78	30	23	4,509																															
FOP	78	30	23	4,509																															
FOP	90	30	27	5,293																															
FOP	126	30	38	7,451																															
FOP	126	30	38	7,451																															
FOP	350	30	105	20,587																															
FSP	255	40	102	19,998																															
FUS	1,445	100	1,445	283,313																															
TOTALS	6,337		4,528	887,779																															
EXTRA FEATURES					96044 BRADY POINT RD, FERNANDINA BEACH																														
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	0855	CONC PAVER	0	100	96	3		288.00	SF	10.00	100	2020	2020	3	99	2,851																			
2	0812	CONCRETE C	0	100	185	12		2,220.00	SF	4.00	100	2020	2020	3	99	8,791																			
3	0855	CONC PAVER	0	100	0	0		1,162.00	SF	10.00	100	2020	2020	3	99	11,504																			
4	0871	POOL HTR R	0	100	0	0		1.00	UT	2,000.00	100	2020	2020	3	90	1,800																			
5	0861	POOL GUNIT	0	100	26	15		390.00	SF	85.00	100	2020	2020	3	93	30,830																			
6	0600	SUMMER KIT	0	100	0	0		1.00	UT	10,000.00	100	2020	2020	3	90	9,000																			
7	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00	100	2020	2020	3	99	3,465																			
8	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	100	2020	2020	3	99	1,980																			
TOTAL OB/XF																70,221																			
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	410,000.00	410,000.00	410,000																		