



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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	280	15	42	7,562
BAS	2,783	100	2,783	501,028
FGR	947	55	521	93,797
FOP	198	30	59	10,622
FOP	615	30	184	33,125
FUS	1,264	100	1,264	227,559
PTO	52	5	3	541
STR	36	10	4	720
STR	68	10	7	1,260
TOTALS	6,243		4,867	876,213

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
2	0825	BRICK	0	0	0	0	1,398.00	SF	8.75
3	0920	CWALL-WD/M	0	0	0	0	120.00	LF	390.00
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
5	0861	POOL GUNIT	0	0	0	0	558.00	SF	85.00
6	0857	SANDSTONE/	0	0	0	0	1,070.00	SF	16.00
7	0462	ST/AL FNC	0	0	200	0	800.00	SF	10.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

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	0		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	4,867	121.2342	181.85	885,064	2020	2020	0	0	0	1.00	99.00	
1 SFR CUST - 0% - 0 Heated Area: 4047 HX Base Yr													
96032 BRADY POINT RD, FERNANDINA BEACH													

TOTAL OB/XF													
132,059													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		876,213	
TOTAL MARKET OB/XF VALUE		132,059	
TOTAL LAND VALUE - MARKET		410,000	
TOTAL MARKET VALUE		1,418,272	
SOH/AGL Deduction		175,808	
ASSESSED VALUE		1,242,464	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,242,464	
TOTAL JUST VALUE		1,418,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,346,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906388	CO ISSUED	0	03/17/2020
19012535	SWIM POOL	50,000	12/09/2019
B1906388	NEW CONSTR	562,455	08/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0816	12/21/2018	WD	Q	V	01	220,000
GRANTOR: COTE MICHAEL R						
GRANTEE: HINTON WESLEY B & T						
1286/0945	1/07/2005	WD	U	V	21	392,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: COTE MICHAEL R						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W42 BAS=[YR=2020] W29 S31 E11 S16 E17 S3 FOP=[YR=2020] S6 E12 STR=[YR=2020] S4 E9 N4 W9\$ E21 FGR=[YR=2020] S33 E25 N39 W11 S2 W14 S4\$ N6 W33\$ E33 S2 E14 N22 PTO=[YR=2020] N13 W4 S13 E4\$ W4 N13 W9 N3 W33 N14\$ S14 E33 S3 E9 N17\$ PTR= E35 BAL=[YR=2020] E20 S14 FUS=[YR=2020] E14 S11 STR=[YR=2020] E9 S12 W4 N8 W5 N4\$ S4 E5 S8 W5 S13 W34 N36 E20\$ W20 N14\$ W35\$.									