

LOT 32
IN OR 2234/789
BRADY POINT PRESERVE PB 7/76

SANTELLI LOUIS A & LAURA L
96022 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0180-0032-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		4 100		
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	80	15	12	2,438
BAS	3,809	100	3,809	773,681
FGR	1,780	55	979	198,854
FOP	358	30	107	21,734
FOP	710	30	213	43,265
FUS	250	100	250	50,780
STR	85	10	8	1,625
UOP	64	20	13	2,641
UOP	126	20	25	5,078
UOP	161	20	32	6,499
TOTALS	9,531		6,080	1,234,965

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	6,080	136.0932	204.14	1,241,171	2022	2022	0	0	0.50	99.50
1 SFR CUST - 100% - 2023						Heated Area: 4059		HX Base Yr 2023			
** This building has 11 Sub-Areas											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
						03/15/2024					
						MLU					

EXTRA FEATURES						96022 BRADY POINT RD, FERNANDINA BEACH						INC DATE		AG DATE			
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	2022	2022	3	100	2,000	
2	0861	POOL GUNIT	0	100	0	0	517.00	SF	85.00	85.00	100	2022	2022	3	98	43,066	
3	0850	PEBBLE WLK	0	100	0	0	5,755.00	SF	3.50	3.50	100	2022	2022	3	100	20,143	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
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