



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,907	100	2,907	594,526
FGR	827	55	455	93,055
FOP	96	30	29	5,931
FOP	307	30	92	18,815
FOP	689	30	207	42,334
PTO	42	5	2	409
STP	30	10	3	614
UOP	132	20	26	5,317
UOP	1,135	20	227	46,425
TOTALS	6,165		3,948	807,427

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0855	CONC PAVER	0 100	0	0	1,685.00	SF	10.00	10.00
3	0811	CONCRETE B	0 100	0	0	1,464.00	SF	5.20	5.20
4	0855	CONC PAVER	0 100	8	6	48.00	SF	10.00	10.00
5	0855	CONC PAVER	0 100	6	4	24.00	SF	10.00	10.00
6	0911	SCRN RM A	0 100	0	0	1,430.00	SF	17.50	17.50
7	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00
8	0600	SUMMER KIT	0 100	0	0	1.00	UT	7,500.00	7,500.00

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	100		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	3,948	138.4173	207.63	819,723	2019	2019	0	0	0	1.50	98.50	
1 SFR CUST - 100% - 2021													
Heated Area: 2907													
HX Base Yr 2021													
96006 BRADY POINT RD, FERNANDINA BEACH													
BLD DATE: 03/15/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		807,427	
TOTAL MARKET OB/XF VALUE		89,164	
TOTAL LAND VALUE - MARKET		410,000	
TOTAL MARKET VALUE		1,306,591	
SOH/AGL Deduction		177,734	
ASSESSED VALUE		1,128,857	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,078,857	
TOTAL JUST VALUE		1,306,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,237,737	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809631	CO ISSUED	0	08/09/2019
19006758	POOL ENCL	20,310	06/25/2019
B1902405	SWIM POOL	40,000	03/01/2019
B1809631	NEW CONSTR	416,500	09/20/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2406/0542	11/02/2020	WD	Q	I	01	1,375,000	
GRANTOR: ARH MODELS LLC							
GRANTEE: MELLINGER LAWRENCE							
2224/1666	9/19/2018	WD	Q	V	01	200,000	
GRANTOR: WALLACE E MATHES JR F							
GRANTEE: ARH MODELS LLC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UOP=[YR=2019] W12 S12 W36 N12 W12 S23 BAS=[YR=2019] S22 W1 S10 E1 S31 E4 FOP=[YR=2019] S10 E10 STP=[YR=2019] S3 E10 N3 W10\$ E20 N10 W11 N1 W7 S1 W12\$ E12 N1 E7 S1 E21 FOP=[YR=2019] S16 FGR=[YR=2019] W3 S23 E2 S12 E21 N12 E2 N23 W22\$ E6 N16 W6\$ E16 N8 PTO=[YR=2019] E6 N7 W6 S7 \$ N43 FOP=[YR=2019] N1 UOP=[YR=2019] E6 N22 W6 S22\$ N14 W15 S11 W29 S16 E29 N12 E15\$ W15 S12 W29 N24 W16\$ E16 S8 E29 N11 E15 N20\$.									

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	100		RSF-1	0.00	0.00	1.00