



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
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
---------	--	----------	----

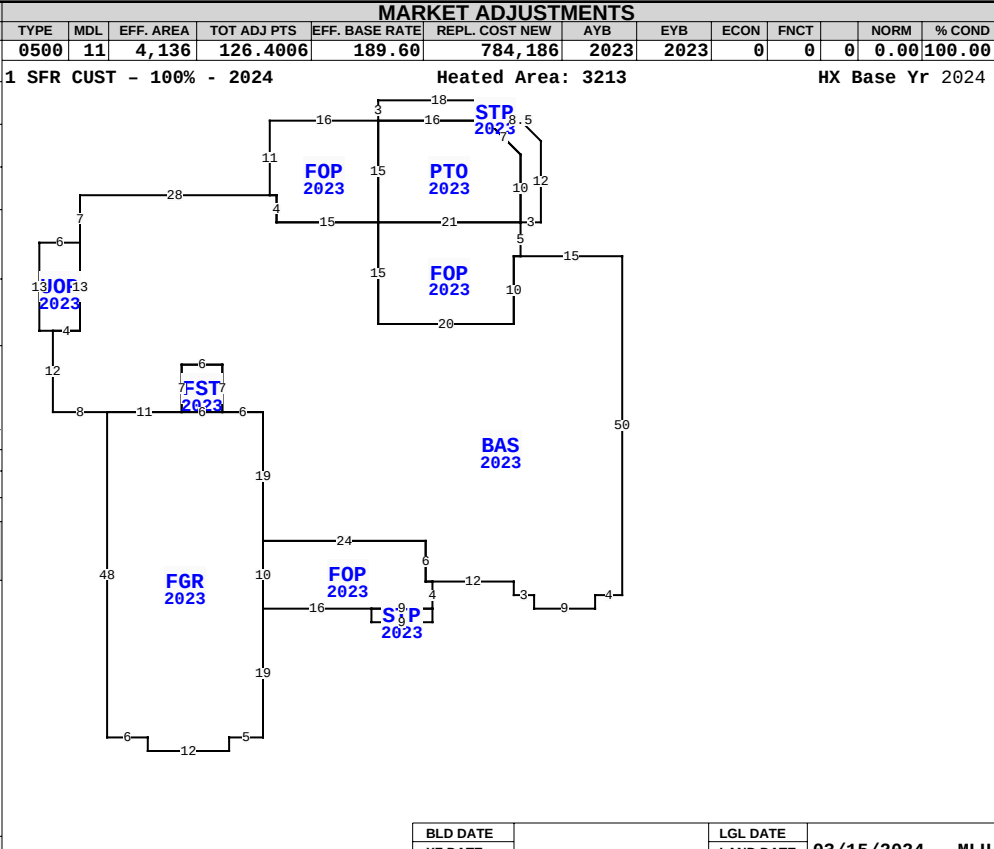
NEIGHBORHOOD/LOC	4014.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,213	100	3,213	609,185
FGR	1,128	55	620	117,552
FOP	236	30	71	13,462
FOP	244	30	73	13,841
FOP	305	30	92	17,443
FST	42	55	23	4,361
PTO	303	5	15	2,844
STP	18	10	2	379
STP	112	10	11	2,086
UOP	78	20	16	3,034
TOTALS	5,679		4,136	784,186

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	2,325.00	SF	10.00	10.00	100	2023	2023		100	23,250	
2	0855	CONC PAVER	0 100	0	0	312.00	SF	10.00	10.00	100	2023	2023		100	3,120	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



96063 BRADY POINT RD, FERNANDINA BEACH
--

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,325.00	SF	10.00	10.00	100	2023	2023		100	23,250	
312.00	SF	10.00	10.00	100	2023	2023		100	3,120	
1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000	

TOTAL OB/XF										31,370	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	195,000.00	195,000.00	1
Total = 0.00 Total Lnd Uts = 1.00 Total Adj = 1.00 Total Price = 195,000.00											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			784,186
TOTAL MARKET OB/XF VALUE			31,370
TOTAL LAND VALUE - MARKET			195,000
TOTAL MARKET VALUE			1,010,556
SOH/AGL Deduction			0
ASSESSED VALUE			1,010,556
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE			960,556
TOTAL JUST VALUE			1,010,556
NCON VALUE			815,556
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001690	CO ISSUED	0	02/08/2023
B2111661	NEW CONSTR	502,888	09/01/2021

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2327/1043	12/18/2019	WD Q
GRANTOR: SELL REALTY COMPANY I		
GRANTEE: MOFFITT MITCHELL ED		
1334/1773	7/21/2005	WD Q
GRANTOR: BRADY POINT PRESERVE		
GRANTEE: SELL REALTY COMPANY		

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

BUILDING DIMENSIONS		
BAS=[YR=2023;ORIG=60,0]	W15 W1 S10 W20 N15 W15 N4 W1 W28 S7	
S13 W4 S12 E8 E11 N7 E6 S7 E6 S19 E24 S6 E1 E12 S2 E3 S2 E9		
N2 E4 N50 \$		
FOP=[YR=2023;ORIG=24,-5]	E21 S5 W1 S10 W20 N15 \$	
FOP=[YR=2023;ORIG=8,-20]	E16 S15 W15 N4 W1 N11 \$	
PTO=[YR=2023;ORIG=40,-20]	W16 S15 E21 N10 U5L5 \$	
STP=[YR=2023;ORIG=48,-5]	W3 N10 U5L5 W16 N3 E18 D6R6 S12 \$	
FGR=[YR=2023;ORIG=-5,23]	E6 E6 S19 S10 S19 W5 S2 W12 N2 W6	
N48 E11 \$		
FST=[YR=2023;ORIG=-5,23]	N7 E6 S7 W6 \$	
UOP=[YR=2023;ORIG=-26,-2]	E6 S13 W4 W2 N13 \$	
FOP=[YR=2023;ORIG=7,42]	E24 S6 E1 S4 W9 W16 N10 \$	