

SALCICCIOLI JOHN & JANET E
96067 BRADY POINT ROAD
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0044-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall08ABOVE AVG 100
Roof Structure09IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor12HARDWOOD 80
Interior Floor11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories Units1.51.5 100
 0 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4014.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE
BAS2,5481002,548514,665
FGR7285540080,795
FOP213306412,927
FOP234307014,139
STP20102404
STP20102404
STP11710122,424
STR20102404
STR24102404
UOP7862015731,712

TOTALS5,1103,439694,636

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0500113,439137.4038206.11708,81220182018002.0098.00
1 SFR CUST - 100% - 2019Heated Area: 2548HX Base Yr 2019

** This building has 11 Sub-Areas

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE694,636

TOTAL MARKET OB/XF VALUE65,104

TOTAL LAND VALUE - MARKET195,000

TOTAL MARKET VALUE954,740

SOH/AGL Deduction297,200

ASSESSED VALUE657,540

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE607,540

TOTAL JUST VALUE954,740

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE915,108

Sales Data

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE

2100/03662/09/2017WDQ V 01135,000

GRANTOR: LANZA CHARLES V JR &

GRANTEE: SALCICCIOLI JOHN &

1322/12696/06/2005WDD Q V 242,300

GRANTOR: BRADY POINT PRESERVE

GRANTEE: LANZA CHARLES V JR

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W5 UOP=[YR=2018] W10 S12 W26 N12 W8 S15

STP=[YR=2018] W5 S4 E5 N4\$ S7 BAS=[YR=2018] S7 W14 S6 W11

S5 W2 S9 E2 S5 STP=[YR=2018] W3 S13 E9 N13 W6\$ E6 S16

FGR=[YR=2018] S28 E11 S2 E14 N30 W25\$ E32 FOP=[YR=2018] S2

E5 STR=[YR=2018] S2 E10 N2 W10\$ E16 N2 W1 N9 W19 S9 W1 \$ E1

N9 E19 S9 E11 N9 E5 N18 W5 N8 W10 FOP=[YR=2018] N13 W18 S13

E18\$ W18 N13 W16\$ E34 S13 E10 N35\$ S4 E5 N4\$ PTR= S55 W95

STR=[YR=2018] W6 UST=[YR=2018] W12 S16 W2 S28 E10 N28 W2

N12 E6 N4\$ S4 E6 N4\$ N55 E95\$.

LAND DESCRIPTION TOTAL OB/XF 65,104
LNUSE CLSLAND USE CAPRDLOC FRONT DEPTHTOT UNITUNITDPH % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRV
CODE CLSDescription Code Price Fact Cond Adj Price Price Value Adjustments Notes Year Density Decl Frz Yr Consrv
1 000134 CSFR POND 100 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 195,000.00 195,000.00 195,000

REVIEW DATE 01/17/2019 BY KW Total Acres: 0.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 08/06/2024 BY SYS