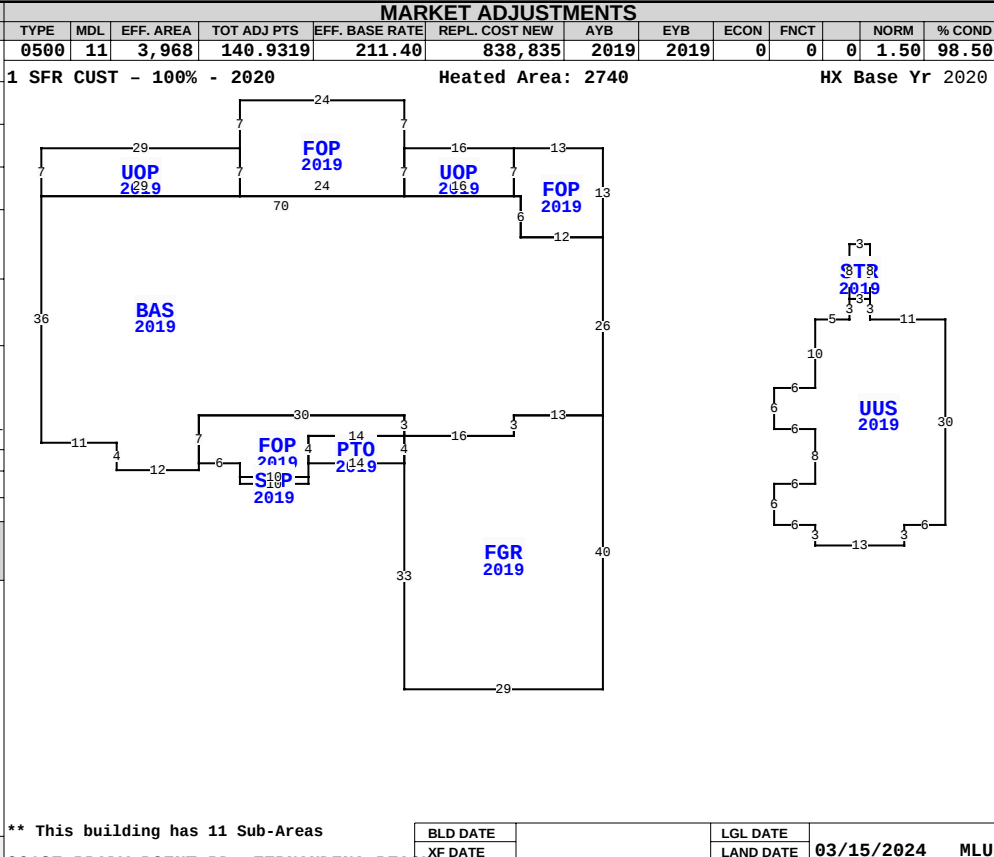




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,740	100	2,740	570,547
FGR	1,112	55	612	127,436
FOP	163	30	49	10,204
FOP	174	30	52	10,828
FOP	336	30	101	21,031
PTO	56	5	3	624
STP	10	10	1	208
STR	24	10	2	417
UOP	112	20	22	4,581
UOP	203	20	41	8,537
TOTALS	5,620		3,968	826,252



** This building has 11 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES							96187 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	0855	CONC PAVER	0	100	0	0	3,175.00	SF	10.00	10.00	100	2019	2019	3	98	31,115	
2	1123	CB 8"	0	100	20	7	140.00	SF	6.15	6.15	100	2019	2019	3	98	844	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	86	4,300	
4	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2020	2020	3	93	42,687	
5	0855	CONC PAVER	0	100	22	15	330.00	SF	10.00	10.00	100	2020	2020	3	99	3,267	
6	0462	ST/AL FNC	0	100	170	0	680.00	SF	10.00	10.00	100	2020	2020	3	93	6,324	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION										TOTAL OB/XF							89,113		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000135	C	SFR CNSVTN	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	195,000.00	195,000.00	1		
	</																		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					826,252
TOTAL MARKET OB/XF VALUE					89,113
TOTAL LAND VALUE - MARKET					195,000
TOTAL MARKET VALUE					1,110,365
SOH/AGL Deduction					402,105
ASSESSED VALUE					708,260
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					658,260
TOTAL JUST VALUE					1,110,365
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,019,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901603	CO ISSUED	0	11/19/2019
B1908571	SWIM POOL	50,000	10/01/2019
B1901603	NEW CONSTR	503,261	03/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
9999/9999	12/20/2019	CN U	V	11	
GRANTOR: MCCARROLL MALLORY E					
GRANTEE: SMITH MIKE G					
2234/1834	11/02/2018	WD Q	V	02	125,000
GRANTOR: ESB INVESTMENTS LLC					
GRANTEE: MCCARROLL MALLORY E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W13 UOP=[YR=2019] W16 FOP=[YR=2019] N7 W24 S7 UOP=[YR=2019] W29 S7 BAS=[YR=2019] S36 E11 S4 E12 N1 FOP=[YR=2019] E6 S2 STP=[YR=2019] S1 E10 N1 W10 \$ E10 N2 PTO=[YR=2019] E14 FGR=[YR=2019] S33 E29 N40 W13 S3 W16 S4 \$ N4 W14 S4\$ N4 E14 N3 W30 S7 \$ N7 E30 S3 E16 N3 E13 N26 W12 N6 W70\$ E29 N7 \$ S7 E24 N7 \$ S7 E16 N7 \$ S7 E1 S6 E12 N13 \$PTR=E25 S35 UUS=[YR=2019] E6 N10 E5 N3 STR=[YR=2019] N8 E3 S8W3\$ E3 S3 E11 S30 W6 S3 W13 N3W6 N6 E6 N8 W6 N6 \$ N35 W25\$.									