

LOT 54
IN OT 2113/1038
BRADY POINT PRESERVE PB 7/76

WATSON W MARQUE & TONDA M
96213 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2024

38-2N-28-0180-0054-0000

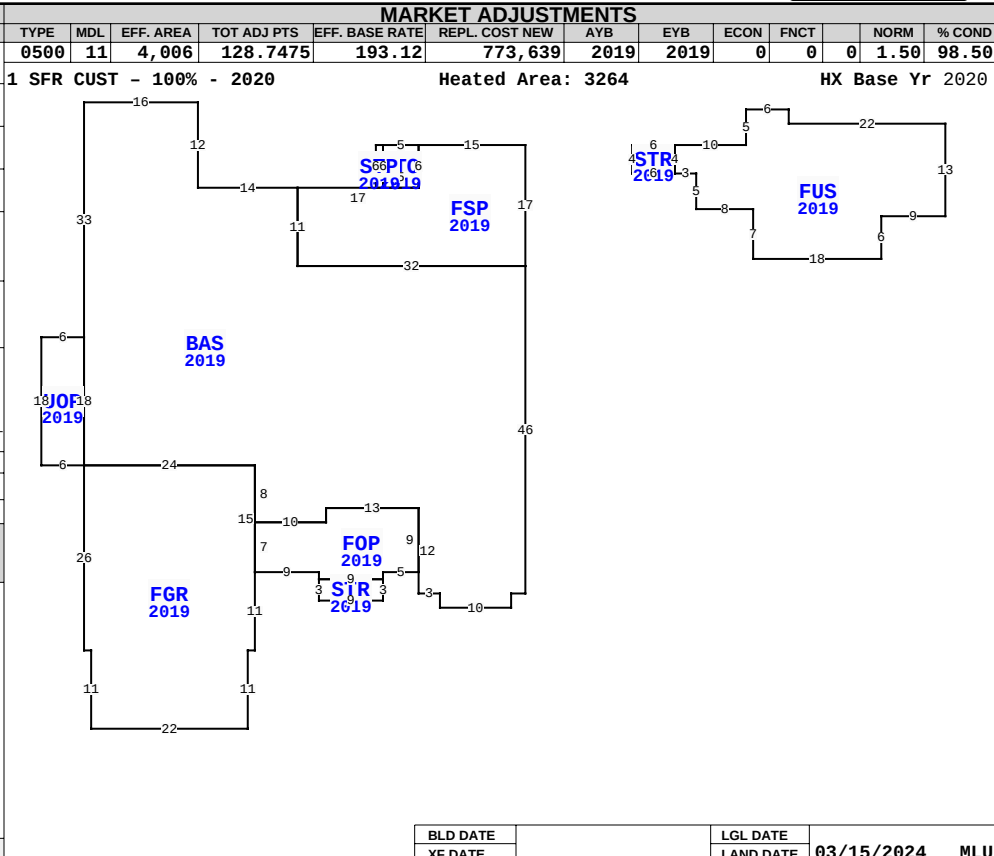


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
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
BAS	2,706	100	2,706	514,744
FGR	866	55	476	90,546
FOP	196	30	59	11,223
FSP	442	40	177	33,669
FUS	558	100	558	106,145
PTO	30	5	2	380
STP	6	10	1	190
STR	24	10	2	380
STR	27	10	3	570
UOP	108	20	22	4,185
TOTALS	4,963		4,006	762,034

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,103.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	193.00	SF	6.50	



96213 BRADY POINT RD, FERNANDINA BEACH									
TOTAL OB/XF 12,938									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					762,034				
TOTAL MARKET OB/XF VALUE					12,938				
TOTAL LAND VALUE - MARKET					175,500				
TOTAL MARKET VALUE					950,472				
SOH/AGL Deduction					243,716				
ASSESSED VALUE					706,756				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					656,756				
TOTAL JUST VALUE					950,472				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					866,666				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804784	CO ISSUED	0	06/27/2019
B1804784	NEW CONSTR	443,286	05/10/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2113/1038	4/12/2017	WD	Q	V	01	90,000	
GRANTOR: THOMAS CORNELIUS W JR							
GRANTEE: WATSON W MARQUE & T							
1325/1443	6/14/2005	WD	Q	V		152,100	
GRANTOR: BRADY POINT PRESERVE							
GRANTEE: THOMAS CORNELIUS W							

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2019] W15 PTO=[YR=2019] W5 STP=[YR=2019] W1 S6 E1 N6\$ S6 E5 N6\$ S6 W17 BAS=[YR=2019] W14 N12 W16 S33 UOP=[YR=2019] W6 S18 E6 N18\$ S18 FGR=[YR=2019] S26 E1 S11 E22 N11 E1 N11 FOP=[YR=2019] E9 S1 STR=[YR=2019] S3 E9 N3 W9\$ E9 N1 E5 N9 W13 S2 W10 S7\$ N15 W24\$ E24 S8 E10 N2 E13 S12 E3S2 E10 N2 E2 N46 W32 N11\$ S11 E32 N17\$ PTR=E15 STR=[YR=2019] E6 FUS=[YR=2019] E10 N5 E6 S2 E22 S13 W9 S6 W18 N7 W8 N5 W3 N4\$ S4 W6 N4\$ W15\$.									