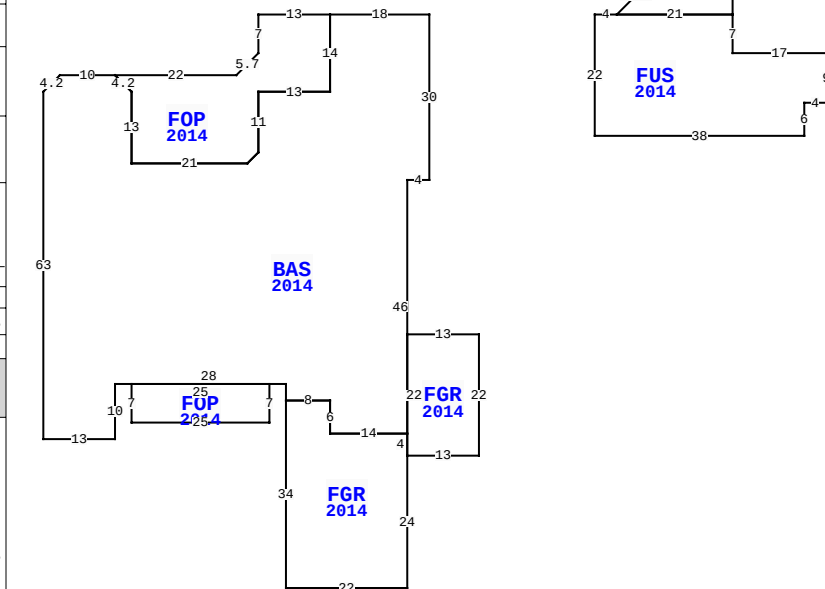


KOTOPKA JAMES & SHELLY
96221 BRADY POINT RD
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																															
Exterior Wall		10	ABOVE AVG 100		0500	11	5,447	139.7127		209.57	1,141,528	2014	2014	0	0	0	4.00	96.00	VALUATION BY		STANDARD																												
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2015															Heated Area: 4617															HX Base Yr 2015														
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE															1,095,867														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE															76,798														
Interior Floor		11	CLAY TILE 60																	TOTAL LAND VALUE - MARKET															195,000														
Interior Floor		14	CARPET 40																	TOTAL MARKET VALUE															1,367,665														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction															645,690														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE															721,975														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE															HX HB 50,000														
Bathrooms			4 100																	BASE TAXABLE VALUE															671,975														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE															1,367,665														
Stories		1.5	1.5 100																	NCON VALUE															0														
Units			0 100		INCOME VALUE																																												
					PREVIOUS YEAR MKT VALUE															1,266,045																													
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	3,836	100	3,836	771,755																																													
FGR	286	55	157	31,586																																													
FGR	664	55	365	73,433																																													
FOP	175	30	52	10,462																																													
FOP	561	30	168	33,800																																													
FSP	221	40	88	17,704																																													
FUS	781	100	781	157,127																																													
TOTALS		6,524	5,447	1,095,867																																													
EXTRA FEATURES					96221 BRADY POINT RD, FERNANDINA BEACH															BLD DATE					LGL DATE					03/15/2024					MLU														
																				XF DATE					LAND DATE																								
																				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	0812	CONCRETE C	0 100	0	0	2,325.00	SF	4.00	4.00	100	2014	2014	3	95	8,835																																		
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360																																		
3	1126	CB/STC 8"	0 100	0	0	105.00	SF	8.00	8.00	100	2014	2014	3	95	798																																		
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	8,750.00	8,750.00	100	2014	2014	3	65	5,688																																		
5	0911	SCRN RM A	0 100	0	0	1,725.00	SF	17.50	17.50	100	2015	2015	3	70	21,131																																		
6	0861	POOL GUNIT	0 100	26	13	338.00	SF	85.00	85.00	100	2015	2015	3	78	22,409																																		
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400																																		
8	0855	CONC PAVER	0 100	0	0	1,387.00	SF	10.00	10.00	100	2015	2015	3	95	13,177																																		
LAND DESCRIPTION					TOTAL OB/XF															76,798																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
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	195,000																																
</																																																	