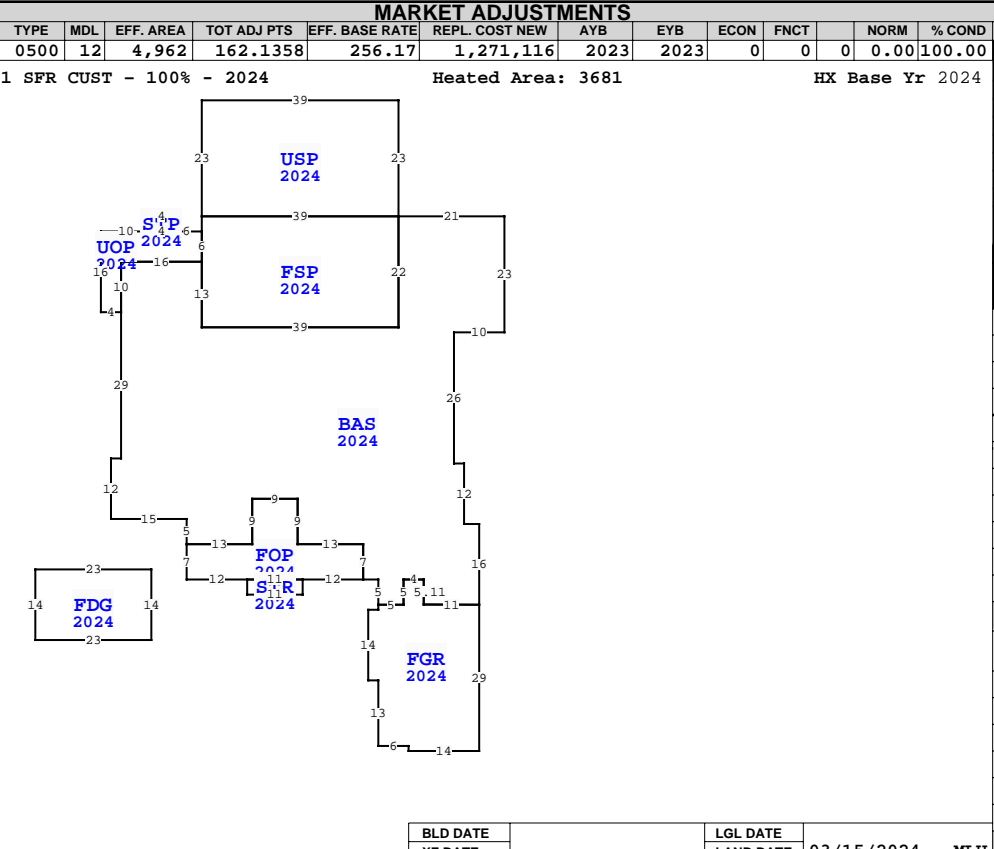


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	YEAR
BAS	3,681	100	2024
FDG	322	60	2024
FGR	622	55	2024
FOP	326	30	2024
FSP	858	40	2024
STP	12	10	2024
STR	33	10	2024
UOP	160	20	2024
USP	897	30	2024
TOTALS	6,911		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,271,116
TOTAL MARKET OB/XF VALUE			74,816
TOTAL LAND VALUE - MARKET			390,000
TOTAL MARKET VALUE			1,735,932
SOH/AGL Deduction			508,832
ASSESSED VALUE			1,227,100
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,176,378
TOTAL JUST VALUE			1,735,932
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,367,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012225	SCRN ENCL	25,920	09/22/2023
B230010078	POOL	80,000	08/07/2023
22009788	NEW CONSTR	611,047	06/27/2022
22009789	GARAGE	9,579	06/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0148	1/28/2022	WD	Q	V	02	250,000

GRANTOR: THE RANGE AT AMELIA L  
GRANTEE: ROBERTS DIANE YARBOR

1751/0002	8/08/2011	WD	U	V	38	800,000
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GRANTOR: BRADY POINT PRESERVE  
GRANTEE: THE RANGE AT AMELIA

EXTRA FEATURES																
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		10.00	10.00	100	2024	2023		100	23,960	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2024	2023		100	1,020	
3	0502	FP-CUSTOM	0	100	0	0		10,000.00	10,000.00	100	2024	2023		100	10,000	
4	0600	SUMMER KIT	0	100	0	0		5,000.00	5,000.00	100	2024	2023		97	4,850	
5	0861	POOL GUNIT	0	100	30	14		85.00	85.00	100	2024	2023		98	34,986	

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

96226 BRADY POINT RD, FERNANDINA BEACH

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	390,000.00	390,000.00	390,000							