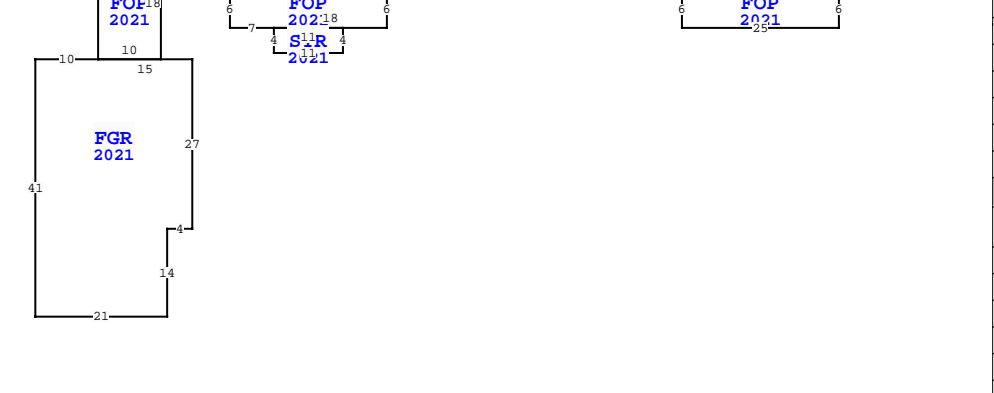


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	4,808	174.2704	275.35	1,323,883	2021	2021	0	0	0	1.00	99.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,310,644	
TOTAL MARKET OB/XF VALUE		96,414	
TOTAL LAND VALUE - MARKET		390,000	
TOTAL MARKET VALUE		1,797,058	
SOH/AGL Deduction		801,773	
ASSESSED VALUE		995,285	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		939,563	
TOTAL JUST VALUE		1,797,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,421,716	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,089	100	2021	2,089	569,454
FGR	969	55	2021	533	145,294
FOP	192	30	2021	58	15,810
FOP	192	30	2021	58	15,810
FOP	216	30	2021	65	17,719
FOP	216	30	2021	65	17,719
FOP	260	30	2021	78	21,262
FSP	216	40	2021	86	23,443
FSP	216	40	2021	86	23,443
FUS	1,641	100	2021	1,641	447,331
TOTALS	6,569			4,808	1,310,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005926	CO ISSUED	0	06/15/2021
B2005926	NEW CONSTR	543,103	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0721	4/03/2020	WD Q	Q	V	01	235,000
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: OESTMANN ROSS E & J						
1751/0002	8/08/2011	WD U	V	38		800,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: THE RANGE AT AMELIA						

\*\* This building has 14 Sub-Areas  
96210 BRADY POINT RD, FERNANDINA BEACH

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

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0855	CONC PAVER	0	100	0	0	4,668.00	SF	10.00	10.00	100	2021	2021	3	99	46,213	
3	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2021	2021	3	93	3,794	
4	0300	BOAT DCK W	0	100	0	0	1,098.00	SF	40.00	40.00	100	2021	2021	3	93	40,846	
5	0311	WD GANG WY	0	100	0	0	12.00	SF	45.00	45.00	100	2021	2021	3	90	486	
6	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00	26.00	100	2021	2021	3	93	3,095	

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2021] W18 STR=[YR=2021] W21 FSP=[YR=2021] W18 S12 BAS=[YR=2021] S15 FOP=[YR=2021] W5 S34 FGR=[YR=2021] W10 S41 E21 N14 E4 N27 W15\$ E10 N18 W5 N16\$ S16 E5 S7 E11 FOP=[YR=2021] S6 E7 STR=[YR=2021] S4 E11 N4 W11\$ E18 N6 W2 N2 W21 S2 W2\$ E2 N2 E21 S2 E18 N12 PTO=[YR=2021] E6 N11 W6 S11\$ N26 W18 UOP=[YR=2021] N8 W21 S8 E21\$ W39\$ E18 N12\$ S4 E21 N4\$ S12 E18 N12\$ PTR=E15 FOP=[YR=2021] E18 S12 FUS=[YR=2021] S23 E21 N23 FOP=[YR=2021] N12 E18 S12 W18\$ E18 S38 W16 FOP=[YR=2021] S6 W25 N6 E2 N2 E21 S2 E2\$ W2 N2 W21 S2 W18 N38 E18\$ W18 N12\$ W15\$.									

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	DPHT 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							