

LOT 10
IN OR 1826/507 & OR 1826/509
BRADY POINT PRESERVE PB 7/76

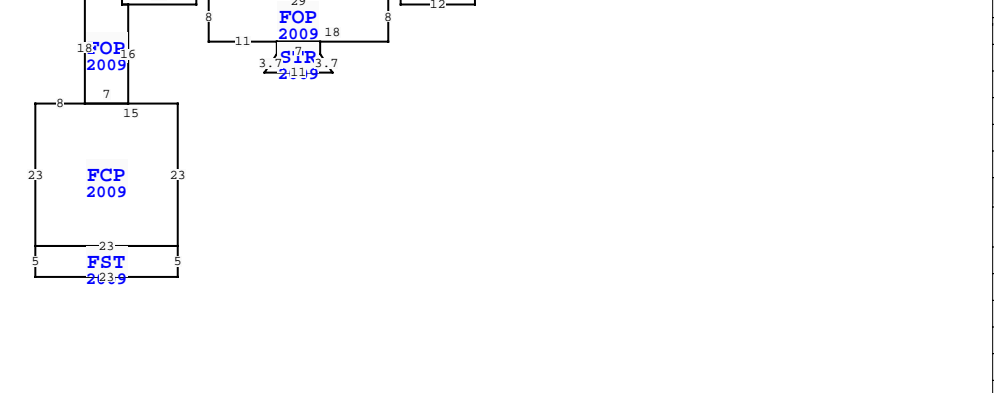
READ JOHN L & CORDELIA ANNE REVOC TRUST/READ JOHN
96192 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0010-0000

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	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	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	11	4,362	132.9944	210.13	916,587	2009	2009	0	0	0	7.00	93.00
1 SFR CUST - 100% - 2012 Heated Area: 3797 HX Base Yr 2012												



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
BAS	2,644	100
BAS	338	100
FCP	529	25
FOP	124	30
FOP	232	30
FOP	336	30
FST	56	55
FST	115	55
FST	184	55
FUS	815	100
TOTALS	5,554	

** This building has 13 Sub-Areas

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	852,426		
TOTAL MARKET OB/XF VALUE	97,831		
TOTAL LAND VALUE - MARKET	390,000		
TOTAL MARKET VALUE	1,340,257		
SOH/AGL Deduction	768,729		
ASSESSED VALUE	571,528		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	520,806		
TOTAL JUST VALUE	1,340,257		
NCON VALUE	59,430		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,267,058		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015384	CONV FOP TO COND	246,488	12/01/2023
B1704665	ADDITION	52,000	05/01/2017
C22094	CO ISSUED	0	04/28/2010
M14556	MECH OTHER	0	05/01/2009
R11879	REPAIR/RRF	9,945	05/01/2009
P13687	OTHER	0	03/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1826/0509	11/06/2012	WD	U	I	30	100
GRANTOR: READ CORDELIA ANNE &						
GRANTEE: READ CORDELIA ANNE						
1826/0507	11/06/2012	WD	U	I	30	100
GRANTOR: READ JOHN LARRY & COR						
GRANTEE: READ JOHN LARRY TRU						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	1242	WD DECK A	0	100	15	105.00	SF	10.00	10.00	100	2009	2009	3	35	368	
3	1242	WD DECK A	0	100	10	40.00	SF	10.00	10.00	100	2009	2009	3	35	140	
4	0855	CONC PAVER	0	100	0	3,886.00	SF	7.00	7.00	100	2009	2009	3	89	24,210	
5	0300	BOAT DCK W	0	100	0	1,760.00	SF	40.00	40.00	100	2022	2022	3	95	66,880	
6	0303	FLT DOCK W	0	100	0	122.00	SF	26.00	26.00	100	2022	2022	3	95	3,013	

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2009;ORIG=-44,-6] W12 N11 W16 S51 E8 E6 S2 E12 N2 E2 E31 S2 E12 N32 W42 N10 W1 \$
 FUS=[YR=2009;ORIG=66,0] E8 S16 W8 S7 W10 S5 W7 N5 W7 S2 W4 N25 E28 \$
 FCP=[YR=2009;ORIG=-64,52] W8 S23 E23 N23 W15 \$
 FOP=[YR=2017;ORIG=38,0] N12 E28 S12 W28 \$
 FOP=[YR=2009;ORIG=-44,34] S8 E11 E18 N8 W29 \$
 FST=[YR=2009;ORIG=30,0] E8 S23 W8 N23 \$
 FOP=[YR=2009;ORIG=-64,34] S18 E7 N16 W1 N2 W6 \$
 UOP=[YR=2009;ORIG=-5,0] N8 W10 S12 E10 N4 \$
 FST=[YR=2009;ORIG=-72,75] S5 E23 N5 W23 \$
 FST=[YR=2009;ORIG=74,16] S7 W8 N7 E8 \$

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	DPTH 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								