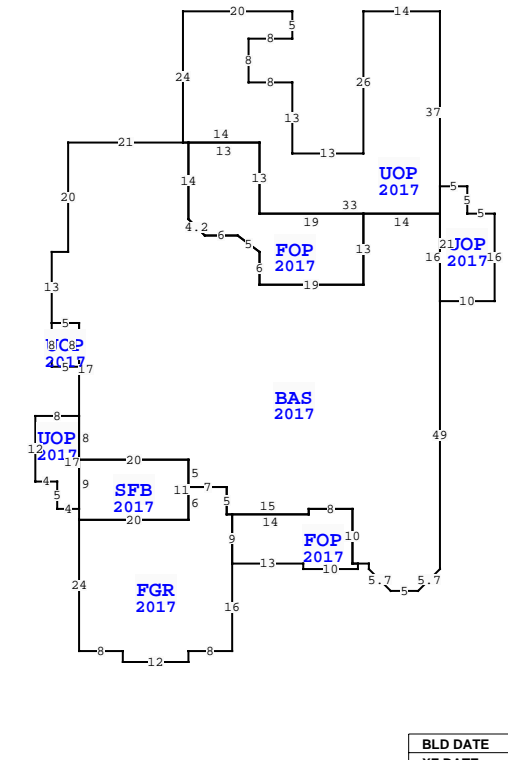


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	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	3,645	100	2017
FGR	739	55	2017
FOP	216	30	2017
FOP	470	30	2017
SFB	220	80	2017
UOP	40	20	2017
UOP	116	20	2017
UOP	185	20	2017
UOP	1,155	20	2017
TOTALS	6,786		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2018								
Heated Area: 3821						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,176,932
TOTAL MARKET OB/XF VALUE			107,067
TOTAL LAND VALUE - MARKET			390,000
TOTAL MARKET VALUE			1,673,999
SOH/AGL Deduction			902,428
ASSESSED VALUE			771,571
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			720,849
TOTAL JUST VALUE			1,673,999
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,339,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632905	CO ISSUED	0	08/29/2017
B170798	SCRN ENCLSRE	37,765	03/01/2017
B1633142	SWIM POOL	40,000	09/01/2016
B1632905	NEW CONSTR	464,860	08/24/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1604	4/22/2016	WD	Q	V	01	200,000
GRANTOR: GAVRON RUSSELL J JR &						
GRANTEE: ALLISON DEBRA L & C						
1322/0618	6/03/2005	WD	Q	V		382,500
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: GAVRON RUSSEL J JR						

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	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700
3	0855	CONC PAVER	0	100	4	70	280.00	SF	10.00	10.00	100	2017	2017	3	96	2,688
4	0855	CONC PAVER	0	100	0	0	2,560.00	SF	10.00	10.00	100	2017	2017	3	96	24,576
5	0861	POOL GUNIT	0	100	26	13	338.00	SF	85.00	85.00	100	2017	2017	3	81	23,271
6	0877	JACUZZI	0	100	8	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	740
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480
8	0911	SCRN RM A	0	100	0	0	1,557.00	SF	17.50	17.50	100	2017	2017	3	74	20,163
9	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00	10.00	100	2017	2017	3	81	5,184
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270

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							

LOT 12  
IN OR 2041/1604  
BRADY POINT PRESERVE PB 7/76

ALLISON DEBRA L/ZARSKY CYNTHIA J  
96178 BRADY POINT RD  
FERNANDINA BEACH, FL 32034

**2025**

38-2N-28-0180-0012-0000  


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			
																		VALUATION BY			
																		Tax Group: 4		STANDARD	
																		Tax Dist:			
																		BUILDING MARKET VALUE		1,176,932	
																		TOTAL MARKET OB/XF VALUE		107,067	
																		TOTAL LAND VALUE - MARKET		390,000	
																		TOTAL MARKET VALUE		1,673,999	
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																		ASSESSED VALUE		771,571	
																		TOTAL EXEMPTION VALUE		50,722	
																		BASE TAXABLE VALUE		720,849	
																		TOTAL JUST VALUE		1,673,999	
																		NCON VALUE		0	
																		INCOME VALUE			
																		PREVIOUS YEAR MKT VALUE		1,339,577	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2041/1604	4/22/2016	WD Q	V		01	200,000
GRANTOR: GAVRON RUSSELL J JR &						
GRANTEE: ALLISON DEBRA L & C						
1322/0618	6/03/2005	WD Q	V			382,500
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: GAVRON RUSSEL J JR						

EXTRA FEATURES														BLD DATE	LGL 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	LAND DATE	AG DATE
11	0300	BOAT DCK W	0	100	0	0			40.00	100	2020	2020	3	90	21,600		03/15/2024	MLU

BUILDING NOTES

BUILDING DIMENSIONS

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