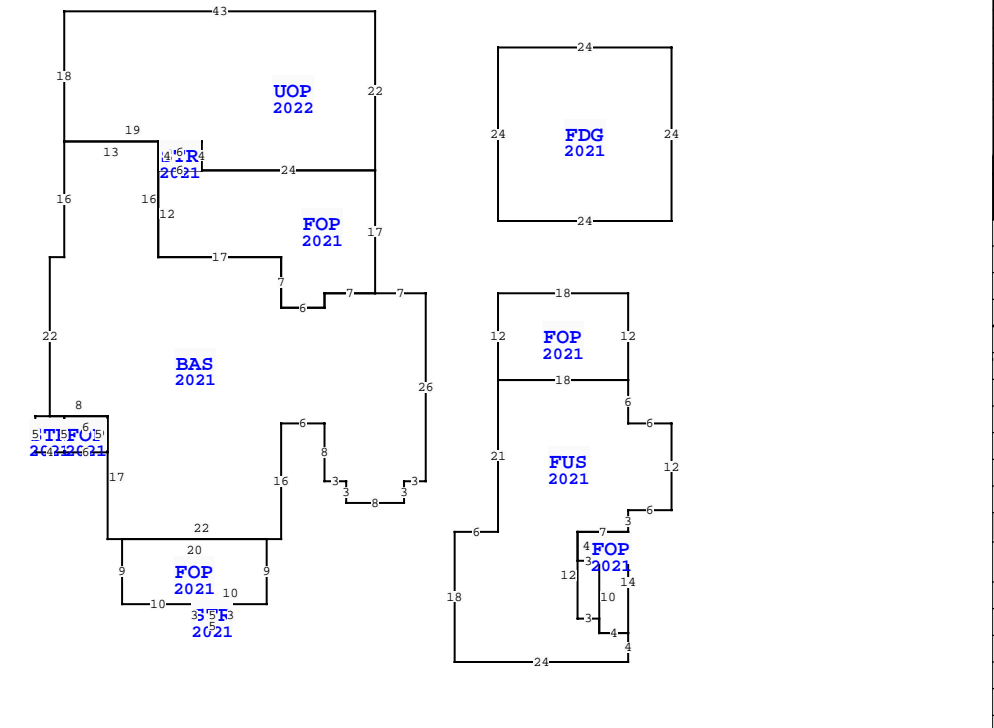


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	3,399	179.8600	284.18	965,928	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		956,269	
TOTAL MARKET OB/XF VALUE		51,497	
TOTAL LAND VALUE - MARKET		390,000	
TOTAL MARKET VALUE		1,397,766	
SOH/AGL Deduction		448,134	
ASSESSED VALUE		949,632	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		898,910	
TOTAL JUST VALUE		1,397,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,123,899	



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	1,804	100
FDG	576	60
FOP	30	30
FOP	68	30
FOP	180	30
FOP	216	30
FOP	437	30
FUS	790	100
STR	15	10
STR	20	10
TOTALS	5,030	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002235	SCRN ENCL	29,011	02/09/2022
C2002092	CO ISSUED	0	04/30/2021
B2002092	NEW CONSTR	338,269	03/09/2020
B201074	DETACHED GARAGE	27,820	02/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1452	8/25/2021	WD	Q	I	01	1,150,000

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
1	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	2021	2021
2	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2021	2021
3	0855	CONC PAVER	0	100	0	2,761.00	SF	10.00	10.00	100	2021	2021
4	0855	CONC PAVER	0	100	0	156.00	SF	10.00	10.00	100	2021	2021
5	0911	SCRN RM A	0	100	0	870.00	SF	17.50	17.50	100	2022	2022

** This building has 12 Sub-Areas										BLD DATE		LGL DATE	
96150 BRADY POINT RD, FERNANDINA BEACH										XF DATE		LAND DATE	03/15/2024
										INC DATE		AG DATE	MLU

BUILDING NOTES						
GRANTOR: THE RANGE AT AMELIA L						
GRANTEE: WORGAN SANDRA & ROB						
1862/0060	6/14/2013	SW	Q	V	02	125,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: THE RANGE AT AMELIA						

BUILDING DIMENSIONS
BAS=[YR=2021] W7 FOP=[YR=2021] N17 UOP=[YR=2022] N22W43S18E19S4E24\$ W24 STR=[YR=2021] N4 W6 S4 E6\$ W6 S12 E17 S7 E6 N2 E7\$ W7 S2 W6 N7 W17 N16 W13 S16 W2 S22 STR=[YR=2021] W2 S5 E4 FOP=[YR=2021] E6 N5 W6 S5\$ N5 W2\$ E8 S17 E2 FOP=[YR=2021] S9 E10 STR=[YR=2021] S3 E5 N3 W5\$ E10 N9 W20\$ E22 N16 E6 S8 E3 S3 E8 N3 E3 N26\$ PTR=E10 FOP=[YR=2021] E18 S12 FUS=[YR=2021] S6 E6 S12 W6 S3 FOP=[YR=2021] S14 W4 N10 W3 N4 E7\$ W7 S12 E3 S2 E4 S4 W24 N18 E6 N21 E18\$ W18 N12\$ W10\$ PTR=E10 N10 FDG=[YR=2021] E24 N24 W24 S24\$ W10 S10\$.

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								