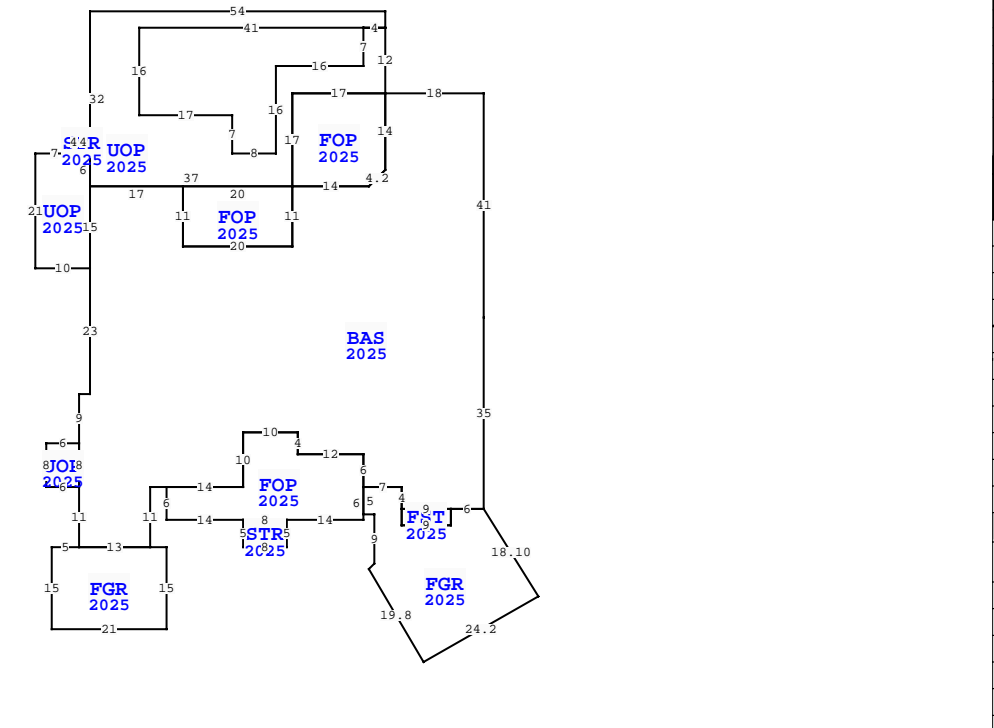


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	1 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	5,117	190.7315	301.36	1,542,059	2024	2024	0	0	0	100.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,542,059
TOTAL MARKET OB/XF VALUE			118,040
TOTAL LAND VALUE - MARKET			390,000
TOTAL MARKET VALUE			2,050,099
SOH/AGL Deduction			0
ASSESSED VALUE			2,050,099
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,999,377
TOTAL JUST VALUE			2,050,099
NCON VALUE			1,660,099
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,000



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	4,116	100	2025	4,116	240,398
FGR	315	55	2025	173	52,135
FGR	570	55	2025	314	94,627
FOP	220	30	2025	66	19,890
FOP	285	30	2025	86	25,917
FOP	388	30	2025	116	34,958
FST	27	55	2025	15	4,520
STR	12	10	2025	1	301
STR	40	10	2025	4	1,205
UOP	48	20	2025	10	3,014
TOTALS	7,102			5,117	1,542,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006561	NEW SFR T-5860, H	662,463	06/03/2024
B230008810	ENCLOSURE	36,142	07/11/2023
B230004381	INGROUND POOL	80,000	04/04/2023
22010004	NEW CONSTR	662,463	06/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1395	1/31/2022	WD Q	Q	V	02	365,000

GRANTOR: HERNANDEZ SANDRA & JO
GRANTEE: BATTAGLIA ANTHONY &
2450/1254 3/29/2021 WD U V 11 100
GRANTOR: BRADY POINT PRESERVE
GRANTEE: HERNANDEZ SANDRA &

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 PAVR	0	100	0	0	0	0	3,398.00	SF	10.00	10.00	100	2025	2024	100	33,980
2	0861	POOL GUNIT	0	100	0	0	0	0	568.00	SF	85.00	85.00	100	2025	2024	100	48,280
3	0871	POOL HTR R	0	100	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024	100	2,000
4	0600	SUMMER KIT	0	100	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024	100	5,000
5	0912	SCRN RM G	0	100	0	0	0	0	1,439.00	SF	20.00	20.00	100	2025	2024	100	28,780

96144 BRADY POINT RD, FERNANDINA BEACH		BLD DATE	LGL DATE	03/15/2024	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=45,27] S11 E20 N11 E14 U3R3 N14 E18 S41 S35 W6 W9 N4 W7 N6 W12 N4 W10 S10 W14 W3 S11 W13 N11 N8 N9 E2 N23 N15 E17 \$	
UOP=[YR=2025;ORIG=65,27] W37 N32 E54 S3 W4 W41 S16 E17 S7 E8 N16 E16 N7 E4 S12 W17 S17 \$	
FGR=[YR=2025;ORIG=100,86] W6 S3 W9 N3 N4 W7 S5 E2 S9 D1L1 D17R10 U12R21 U16L10 \$	
FOP=[YR=2025;ORIG=42,82] E14 N10 E10 S4 E12 S6 S6 W14 W8 W14 N6 \$	
FGR=[YR=2025;ORIG=21,93] E5 E13 E3 S15 W21 N15 \$	
FOP=[YR=2025;ORIG=82,10] W17 S17 E14 U3R3 N14 \$	
FOP=[YR=2025;ORIG=45,27] E20 S11 W20 N11 \$	

LAND DESCRIPTION		TOTAL OB/XF												118,040										
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							