



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 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 410,000 TOTAL MARKET VALUE 410,000 SOH/AGL Deduction 0 ASSESSED VALUE 410,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 410,000 TOTAL JUST VALUE 410,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 410,000										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4014.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2782/950 4/21/2025 WD Q V 01 500,000 GRANTOR: DICKINSON SALVATORE S GRANTEE: COASTAL OAKS HOMES 2632/410 4/18/2023 WD Q V 02 475,000 GRANTOR: DRESSLER DAVID C & IR GRANTEE: DICKINSON SALVATORE										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						96076 BRADY POINT RD, FERNANDINA BEACH											BUILDING DIMENSIONS										
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												
																	BLD DATE XF DATE INC DATE										
																	LGL DATE LAND DATE AG DATE										
																	03/15/2024 MLU										
																	TOTAL OB/XF 0										
LAND DESCRIPTION																	TOTAL OB/XF 0										
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	410,000.00	410,000.00	410,000										
REVIEW DATE 03/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 410,000 Market: 0 Agricultural: 0 Common: 410,000 PRINTED 07/30/2025 BY SYS																											