

MURPHY JAMES E & SUSAN
96054 BRADY POINT
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB 2023 EYB ECON FNCT 0 0 0.00 100.00										VALUATION BY STANDARD									
Exterior Wall 08										1 SFR CUST - 100% - 2024 Heated Area: 4983 HX Base Yr 2024										Tax Group: 4 Tax Dist:									
Roof Structur 08																				BUILDING MARKET VALUE 2,074,723									
Roof Cover 13																				TOTAL MARKET OB/XF VALUE 100,665									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 410,126									
Interior Floo 11																				TOTAL MARKET VALUE 2,585,514									
Interior Floo 12																				SOH/AGL Deduction 437,637									
Air Condition 03																				ASSESSED VALUE 2,147,877									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 02																				BASE TAXABLE VALUE 2,097,155									
Bathrooms 02																				TOTAL JUST VALUE 2,585,514									
Frame 02																				NCON VALUE 0									
Stories 2.																				INCOME VALUE									
Units 0																				PREVIOUS YEAR MKT VALUE 2,087,222									
Quality 03																													
DOR CODE 0100																													
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 4,326 100 2023 4,326 1,408,546																													
FGR 1,003 55 2023 552 179,731																													
FOP 231 30 2023 69 22,466																													
FOP 998 30 2023 299 97,354																													
FUS 657 100 2023 657 213,919																													
STR 16 10 2023 2 651																													
STR 33 10 2023 3 977																													
STR 84 10 2023 8 2,605																													
UOP 273 20 2023 55 17,908																													
USP 161 30 2023 48 15,629																													
TOTALS 8,958																													
EXTRA FEATURES										96054 BRADY POINT RD, FERNANDINA BEACH										BLD DATE LGL DATE 03/15/2024 MLU									
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 2023 2023 100 3,500																													
2 0855 CONC PAVER 0 100 0 0 4,902.00 SF 10.00 10.00 100 2023 2023 100 49,020																													
3 0855 CONC PAVER 0 100 0 0 402.00 SF 10.00 10.00 100 2023 2023 100 4,020																													
4 0855 CONC PAVER 0 100 0 0 261.00 SF 10.00 10.00 100 2023 2023 100 2,610																													
5 0855 CONC PAVER 0 100 0 0 209.00 SF 10.00 10.00 100 2023 2023 100 2,090																													
6 0861 POOL GUNIT 0 100 0 0 450.00 SF 85.00 85.00 100 2023 2023 98 37,485																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2023 2023 97 1,940																													
LAND DESCRIPTION										TOTAL OB/XF 100,665																			
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 1.00 410,000.00 410,000.00 410,000																													
2 009500 C SUBMERGED 100 5.05 AC 1.00 1.00 1.00 25.00 25.00 126																													
REVIEW DATE 05/22/2023 BY MLU										Total Acres: 6.47 Total Land Value: 410,126 Market: 0 Agricultural: 0 Common: 410,126										PRINTED 07/30/2025 BY SYS									