



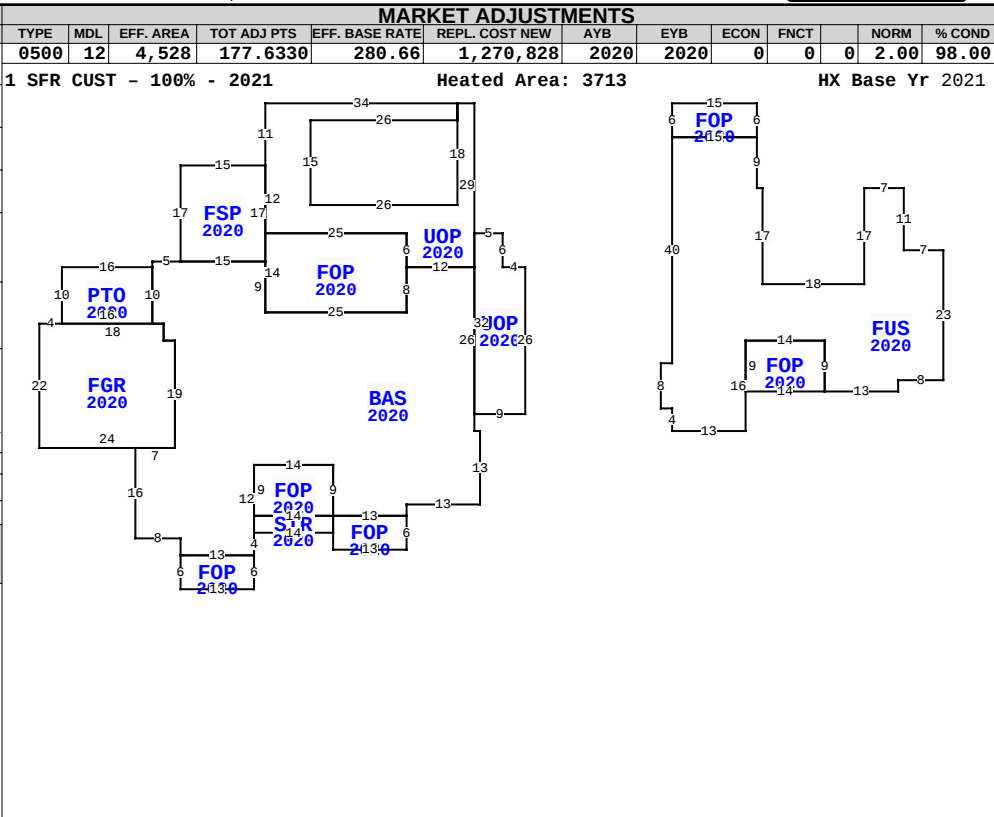
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2020	2,268	623,806
FGR	522	55	2020	287	78,938
FOP	78	30	2020	23	6,326
FOP	78	30	2020	23	6,326
FOP	90	30	2020	27	7,426
FOP	126	30	2020	38	10,452
FOP	126	30	2020	38	10,452
FOP	350	30	2020	105	28,880
FSP	255	40	2020	102	28,054
FUS	1,445	100	2020	1,445	397,443
TOTALS	6,337			4,528	1,245,411

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	96	3	288.00	SF	10.00	10.00
2	0812	CONCRETE C	0 100	185	12	2,220.00	SF	4.00	4.00
3	0855	CONC PAVER	0 100	0	0	1,162.00	SF	10.00	10.00
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
5	0861	POOL GUNIT	0 100	26	15	390.00	SF	85.00	85.00
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	10,000.00	10,000.00
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00



** This building has 14 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE
96044 BRADY POINT RD, FERNANDINA BEACH		03/15/2024 MLU

TOTAL OB/XF									
68,512									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 4 Tax Dist:				
BUILDING MARKET VALUE					1,245,411				
TOTAL MARKET OB/XF VALUE					68,512				
TOTAL LAND VALUE - MARKET					410,000				
TOTAL MARKET VALUE					1,723,923				
SOH/AGL Deduction					627,672				
ASSESSED VALUE					1,096,251				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,045,529				
TOTAL JUST VALUE					1,723,923				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,368,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912308	CO ISSUED	0	11/25/2020
B2006690	SCRN ENCLSR	19,786	10/01/2020
B2001187	SWIM POOL	60,000	02/01/2020
19012308	NEW CONSTR	506,463	12/02/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2263/0223	3/15/2019	WD	Q	V	01	275,000	
GRANTOR: NEDRELOW LAND TRUST							
GRANTEE: LIBERO MARC JOHN &							
1732/1927	4/05/2011	WD	U	V	30	100	
GRANTOR: NEDRELOW STEVEN J & K							
GRANTEE: NEDRELOW STEVEN J &							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2020] W3 S18 W26 N15 E26 N3 W34 S11 FSP=[YR=2020] W15 S17 BAS=[YR=2020] W5 S1 PTO=[YR=2020] W16 S10 FGR=[YR=2020] W4 S22 E24 N19 W2 N3 W18\$ E16 N10\$ S10 E2 S3 E2 S19 W7 S16 E8 S3 FOP=[YR=2020] S6 E13 N6 W13\$ E13 N4 STR=[YR=2020] E14 FOP=[YR=2020] S3 E13 N6 W13 S3\$ N3 FOP=[YR=2020] N9 W14 S9 E14\$ W14 S3\$ N12 E14 S9 E13 N2 E13 N13 W1 N3 UOP=[YR=2020] E9 N26 W4 N6 W5 S32\$ N26 W12 FOP=[YR=2020] N6 W25 S14 E25 N8\$ S8 W25 N9 W15\$ E15 N17\$ S12 E25 S6 E12 N29\$ PTR= E35 FOP=[YR=2020] E15 S6 FUS=[YR=2020] S9 E1 S17 E18 N17 E7 S11 E7 S23 W8 S2 W13 FOP=[YR=2020] W14 N9 E14 S9\$ N9 W14 S16 W13 N4 W2 N8 E2 N40 E15\$ W15 N6\$ W35\$.									