

LOT 32  
IN OR 2234/789  
BRADY POINT PRESERVE PB 7/76

SANTELLI LOUIS A & LAURA L  
96022 BRADY POINT RD  
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0032-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 90    |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 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 |
|------------------|---------|

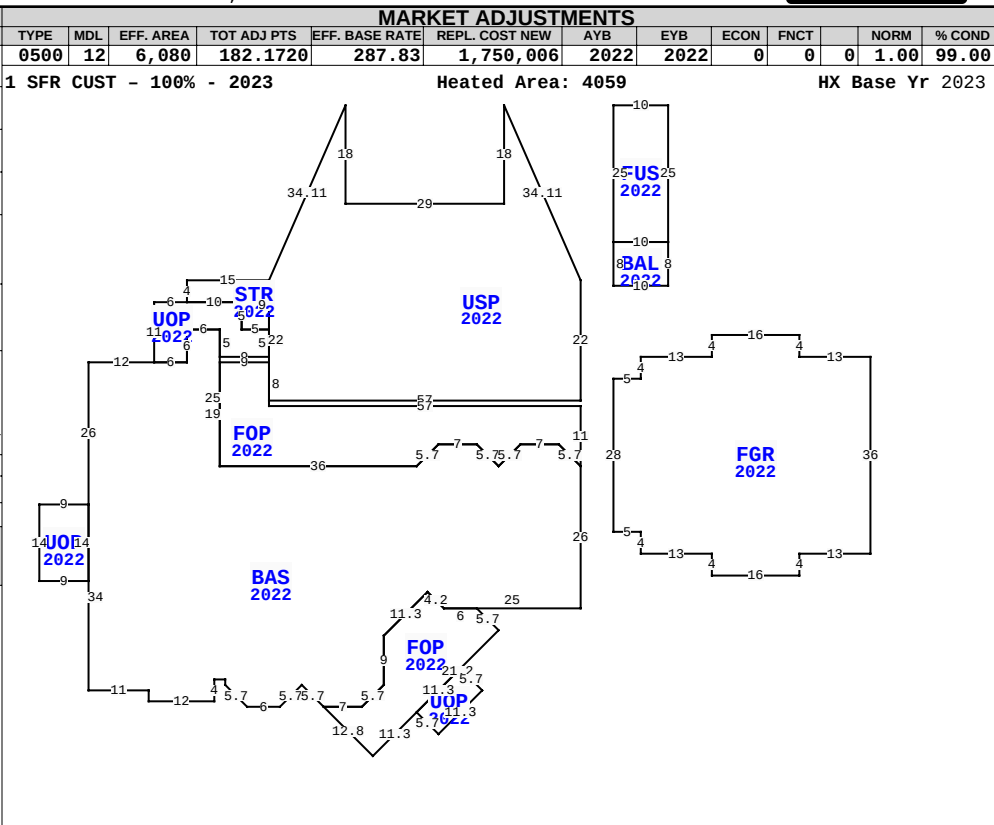
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 80               | 15          | 2022 | 12           | 3,419                |
| BAS       | 3,809            | 100         | 2022 | 3,809        | 1,085,381            |
| FGR       | 1,780            | 55          | 2022 | 979          | 278,968              |
| FOP       | 358              | 30          | 2022 | 107          | 30,490               |
| FOP       | 710              | 30          | 2022 | 213          | 60,695               |
| FUS       | 250              | 100         | 2022 | 250          | 71,238               |
| STR       | 85               | 10          | 2022 | 8            | 2,280                |
| UOP       | 64               | 20          | 2022 | 13           | 3,705                |
| UOP       | 126              | 20          | 2022 | 25           | 7,124                |
| UOP       | 161              | 20          | 2022 | 32           | 9,119                |
| TOTALS    | 9,531            |             |      | 6,080        | 1,732,506            |

|                |  |
|----------------|--|
| 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   | 0504       | FP-ELECTRI  | 0       | 100 | 0 | 0     |    | 1.00     | 2,000.00       | 100       | 2022    | 2022        | 3 | 99     | 1,980           |       |
| 2   | 0861       | POOL GUNIT  | 0       | 100 | 0 | 0     |    | 517.00   | 85.00          | 100       | 2022    | 2022        | 3 | 95     | 41,748          |       |
| 3   | 0850       | PEBBLE WLK  | 0       | 100 | 0 | 0     |    | 5,755.00 | 3.50           | 100       | 2022    | 2022        | 3 | 99     | 19,941          |       |
| 4   | 0871       | POOL HTR R  | 0       | 100 | 0 | 0     |    | 1.00     | 2,000.00       | 100       | 2022    | 2022        | 3 | 93     | 1,860           |       |

| LAND DESCRIPTION |          |     |                      |     | R |
|------------------|----------|-----|----------------------|-----|---|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | D |
| 1                | 000116   | C   | RES MARSH            | 100 |   |
|                  |          |     |                      |     |   |
|                  |          |     |                      |     |   |
|                  |          |     |                      |     |   |
|                  |          |     |                      |     |   |
|                  |          |     |                      |     |   |
|                  |          |     |                      |     |   |
|                  |          |     |                      |     |   |

|             |            |    |    |                   |                           |           |                 |                 |                           |
|-------------|------------|----|----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|
| REVIEW DATE | 08/07/2022 | BY | DJ | Total Acres: 0.00 | Total Land Value: 410,000 | Market: 0 | Agricultural: 0 | Common: 410,000 | PRINTED 07/30/2025 BY SYS |
|-------------|------------|----|----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 96022 BRADY POINT RD, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/15/2024 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 1,732,506   |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 65,529      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 410,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 2,208,035   |   |
| SOH/AGL Deduction         |  |              |  | 488,733     |   |
| ASSESSED VALUE            |  |              |  | 1,719,302   |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 1,668,580   |   |
| TOTAL JUST VALUE          |  |              |  | 2,208,035   |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 1,712,114   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22004998   | SCREEN ENCL | 44,000  | 03/31/2022 |
| B2113433   | SWIM POOL   | 50,000  | 10/01/2021 |
| B2011532   | NEW CONSTR  | 657,040 | 11/20/2020 |
| B2011534   | GARAGE      | 86,940  | 11/20/2020 |

| SALES DATA                    |            |           |              |
|-------------------------------|------------|-----------|--------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U I RSN CD |
| 2234/0789                     | 11/02/2018 | WD Q V    | 01           |
| GRANTOR: HEALAN JACK B JR     |            |           |              |
| GRANTEE: SANTELLI LOUIS A &   |            |           |              |
| 1282/1264                     | 12/21/2004 | WD U V    |              |
| GRANTOR: BRADY POINT PRESERVE |            |           |              |
| GRANTEE: HEALAN JACK JR       |            |           |              |
| SALE PRICE                    |            |           |              |
| 275,000                       |            |           |              |

| BUILDING NOTES                                                 |  |  |  |
|----------------------------------------------------------------|--|--|--|
| USP=[YR=2022] S18 W29 N18 D32 L14 STR=[YR=2022] W15 S4         |  |  |  |
| UOP=[YR=2022] W6S11 BAS=[YR=2022] W12S26 UOP=[YR=2022] W9S14   |  |  |  |
| E9N14\$ S34E11S2E12N4E2S1 D4 R4 E6 U4 R4 D4 R4                 |  |  |  |
| FOP=[YR=2022] D9 R9 U8 R8 UOP=[YR=2022] D4 R4 U8 R8 L4         |  |  |  |
| U4 D8 L8 \$ U15 R15 U4 L4 W6 U3 L3 L8 D8 S9 L4 D4 W7\$         |  |  |  |
| E7 U4 R4 N9 U8 R8 D3 R3 E25 N26 FOP=[YR=2022]                  |  |  |  |
| N11W57N8W9S19E36 U4 R4 E7 D4 R4 U4 R4 E7 D4 R4 \$ U4 L4 W7     |  |  |  |
| D4 L4 U4 L4 W7 D4 L4 W36 N25 W6S6W6\$ E6N6E6S5E9N5W5 N5        |  |  |  |
| W10\$ E10S5E5N9\$ S22E57N22 U32 L14 \$ PTR=E20 FUS=[YR=2022]   |  |  |  |
| E10 S25 BAL=[YR=2022] S8 W10 N8 E10\$ W10 N25 \$ W20\$ PTR=E20 |  |  |  |
| S50 FGR=[YR=2022] E5 N4E13N4E16S4E13S36W13S4W16N4 W13N4W5N28\$ |  |  |  |
| N50W20\$.                                                      |  |  |  |