

HUGHES MARGARET & HUGHES EDWARD N JR L/E/
96002 BRADY POINT RD
FERNANDINA BEACH, FL 32034

38-2N-28-0180-0037-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						2,126,633						
TOTAL MARKET OB/XF VALUE						139,001						
TOTAL LAND VALUE - MARKET						410,000						
TOTAL MARKET VALUE						2,675,634						
SOH/AGL Deduction						974,770						
ASSESSED VALUE						1,700,864						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						1,650,142						
TOTAL JUST VALUE						2,675,634						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						2,068,900						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
C21126				CO ISSUED				0		02/18/2010		
R12262				REPAIR/RRF				47,784		02/01/2010		
M14074				MECH OTHER				0		08/01/2008		
B21527				SWIM POOL				56,000		06/01/2008		
P13147				OTHER				0		04/01/2008		
B21126				NEW CONSTR				380,886		02/01/2008		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE			
2756/259		11/26/2024		SW	U	I	11		100			
GRANTOR: HUGHES MARGARET J IRR												
GRANTEE: HUGHES MARGARET J												
2756/257		11/26/2024		SW	U	I	11		100			
GRANTOR: HUGHES EDWARD N JR IR												
GRANTEE: HUGHES EDWARD N JR												
BUILDING NOTES												
BUILDING DIMENSIONS												
FGR=[YR=2010] W27 S11 BAS=[YR=2010] W15 SFB=[YR=2010] N16 W45 S16 W15 FGR=[YR=2010] N11 W27 S27 E27 N5 FST=[YR=2010] E6 N6 W6 S6 \$ N11\$ S5 E6 S6 E9 S10 E7 S2 E12 N3 E7 S3 E12 N2 E7 N10 W8 N11 E8 \$ W8 S11 E23 N11 \$ S16 E27 N27\$ PTR=E30 FUS=[YR=2010] E3 FOP=[YR=2010] N9 E21 S9 W21 \$ E24 S11 E15 N16 E3 N18 E10 UOP=[YR=2010] N7 E5 S2 E10 N2 E5 S7 W20\$ E29 S18 E3 S16 E15 N11 E3 FOP=[YR=2010] N9 E21 S9 W21 \$ E24 S27 W27 N5 W15 S10 FOP=[YR=2010] S9 W9 UOP=[YR=2010] S11 W5 FOP=[YR=2010] W4 STP=[YR=2010] S3 W9 N3 E9 \$ W13 UOP=[YR=2010] W5 N11 E5 S11 \$ N11 E17 S11 \$ N11 E5 \$ W36 N9 E7 S2 E13 N4 E6 S4 E12 N2 E7 \$ W7 S2 W12 N4 W6 S4 W13 N2 W7 N10 W9 FST=[YR=2010] W6 N6 E6 S6 \$ N6 W6 S11 W27 N27\$W30\$												
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
10,000												
Common: 410,000												
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