



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

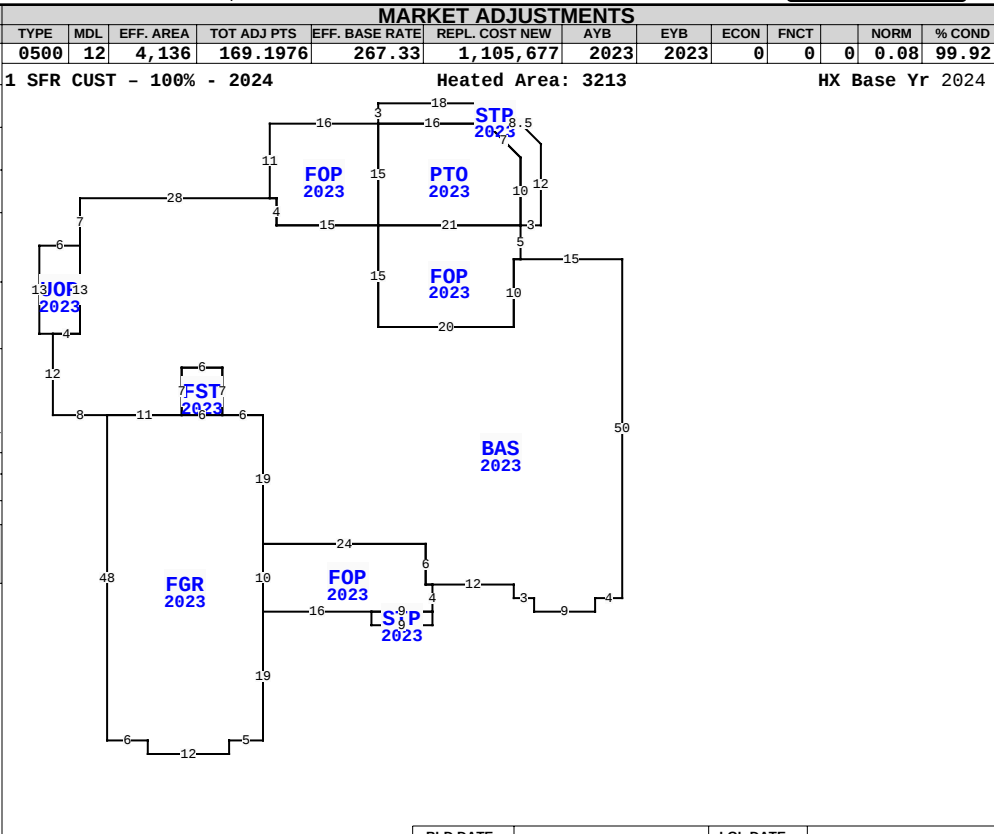
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,213	100	2023	3,213	858,244
FGR	1,128	55	2023	620	165,612
FOP	236	30	2023	71	18,965
FOP	244	30	2023	73	19,499
FOP	305	30	2023	92	24,574
FST	42	55	2023	23	6,144
PTO	303	5	2023	15	4,007
STP	18	10	2023	2	535
STP	112	10	2023	11	2,939
UOP	78	20	2023	16	4,274
TOTALS	5,679			4,136	1,044,792

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	0855	CONC PAVER	0	100	0	0		2,325.00	SF	10.00	100	2023	2023	100	23,250	
2	0855	CONC PAVER	0	100	0	0		312.00	SF	10.00	100	2023	2023	100	3,120	
3	0600	SUMMER KIT	0	100	0	0		1.00	UT	5,000.00	100	2023	2023	97	4,850	

LAND DESCRIPTION			TOTAL OB/XF 31,220													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	265,000.00	265,000.00



96063 BRADY POINT RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				03/26/2025	MLU

TOTAL OB/XF 31,220																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	265,000.00	265,000.00

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,104,792
TOTAL MARKET OB/XF VALUE		31,220
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		1,401,012
SOH/AGL Deduction		361,150
ASSESSED VALUE		1,039,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		989,140
TOTAL JUST VALUE		1,401,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,010,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001690	CO ISSUED	0	02/08/2023
B2111661	NEW CONSTR	502,888	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1043	12/18/2019	WD	Q	V	02	160,000
GRANTOR: SELL REALTY COMPANY I						
GRANTEE: MOFFITT MITCHELL ED						
1334/1773	7/21/2005	WD	Q	V		242,300
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: SELL REALTY COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,0] W15 W1 S10 W20 N15 W15 N4 W1 W28 S7 S13 W4 S12 E8 E11 N7 E6 S7 E6 S19 E24 S6 E1 E12 S2 E3 S2 E9 N2 E4 N50 \$

FOP=[YR=2023;ORIG=24,-5] E21 S5 W1 S10 W20 N15 \$

FOP=[YR=2023;ORIG=8,-20] E16 S15 W15 N4 W1 N11 \$

PTO=[YR=2023;ORIG=40,-20] W16 S15 E21 N10 U5L5 \$

STP=[YR=2023;ORIG=48,-5] W3 N10 U5L5 W16 N3 E18 D6R6 S12 \$

FGR=[YR=2023;ORIG=-5,23] E6 E6 S19 S10 S19 W5 S2 W12 N2 W6 N48 E11 \$

FST=[YR=2023;ORIG=-5,23] N7 E6 S7 W6 \$

UOP=[YR=2023;ORIG=-26,-2] E6 S13 W4 W2 N13 \$

FOP=[YR=2023;ORIG=7,42] E24 S6 E1 S4 W9 W16 N10 \$