



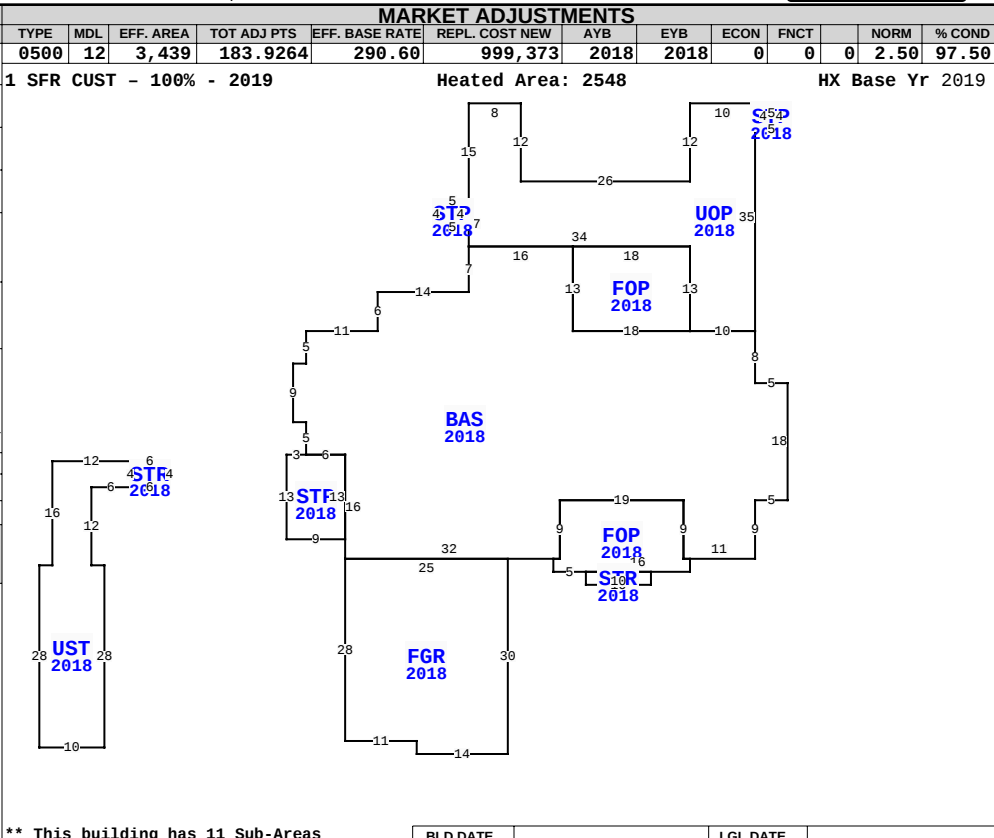
| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 80    |
| Interior Floor           | 11  | CLAY TILE 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| Bathrooms                |     | 3 100          |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| 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       | 2,548            | 100         | 2018 | 2,548        | 721,938              |
| FGR       | 728              | 55          | 2018 | 400          | 113,334              |
| FOP       | 213              | 30          | 2018 | 64           | 18,133               |
| FOP       | 234              | 30          | 2018 | 70           | 19,833               |
| STP       | 20               | 10          | 2018 | 2            | 566                  |
| STP       | 20               | 10          | 2018 | 2            | 566                  |
| STP       | 117              | 10          | 2018 | 12           | 3,400                |
| STR       | 20               | 10          | 2018 | 2            | 566                  |
| STR       | 24               | 10          | 2018 | 2            | 566                  |
| UOP       | 786              | 20          | 2018 | 157          | 44,483               |
| TOTALS    | 5,110            |             |      | 3,439        | 974,389              |

| 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   | 0  | 0  | 410.00   | SF | 10.00    | 10.00          |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 1,875.00 | SF | 10.00    | 10.00          |
| 3              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |
| 4              | 0861       | POOL GUNIT  | 0 100   | 26 | 12 | 312.00   | SF | 85.00    | 85.00          |
| 5              | 0911       | SCRN RM A   | 0 100   | 0  | 0  | 658.00   | SF | 17.50    | 17.50          |
| 6              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 275.00   | SF | 10.00    | 10.00          |
| 7              | 0600       | SUMMER KIT  | 0 100   | 0  | 0  | 1.00     | UT | 5,000.00 | 5,000.00       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | RES POND             | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 96067 BRADY POINT RD, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/26/2025 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 63,622      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 974,389   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 63,622    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 265,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,303,011 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 626,402   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 676,609   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,722    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 625,887   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,303,011 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 954,740   |  |  |  |  |

| PERMIT NUM | DESCRIPTION    | AMT     | ISSUED     |
|------------|----------------|---------|------------|
| B1706802   | CO ISSUED      | 0       | 05/25/2018 |
| B1801661   | SCRN ENCLOSURE | 27,046  | 03/01/2018 |
| B1707285   | SWIM POOL      | 59,000  | 12/01/2017 |
| B1706802   | NEW CONSTR     | 332,361 | 07/31/2017 |

| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2801/89                        | 7/16/2025 | LE           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR: SALCICCIOLI JOHN & JA |           |              |        |        |           |               |  |  |  |
| GRANTEE: SALCICCIOLI FAMILY    |           |              |        |        |           |               |  |  |  |
| 2100/0366                      | 2/09/2017 | WD           | Q      | V      | 01        | 135,000       |  |  |  |
| GRANTOR: LANZA CHARLES V JR &  |           |              |        |        |           |               |  |  |  |
| GRANTEE: SALCICCIOLI JOHN &    |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| STP=[YR=2018] W5 UOP=[YR=2018] W10 S12 W26 N12 W8 S15         |  |  |  |  |  |  |  |  |  |
| STP=[YR=2018] W5 S4 E5 N4\$ S7 BAS=[YR=2018] S7 W14 S6 W11    |  |  |  |  |  |  |  |  |  |
| S5 W2 S9 E2 S5 STP=[YR=2018] W3 S13 E9 N13 W6\$ E6 S16        |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2018] S28 E11 S2 E14 N30 W25\$ E32 FOP=[YR=2018] S2   |  |  |  |  |  |  |  |  |  |
| E5 STR=[YR=2018] S2 E10 N2 W10\$ E16 N2 W1 N9 W19 S9 W1 \$ E1 |  |  |  |  |  |  |  |  |  |
| N9 E19 S9 E11 N9 E5 N18 W5 N8 W10 FOP=[YR=2018] N13 W18 S13   |  |  |  |  |  |  |  |  |  |
| E18\$ W18 N13 W16\$ E34 S13 E10 N35\$ S4 E5 N4\$ PTR= S55 W95 |  |  |  |  |  |  |  |  |  |
| STR=[YR=2018] W6 UST=[YR=2018] W12 S16 W2 S28 E10 N28 W2      |  |  |  |  |  |  |  |  |  |
| N12 E6 N4\$ S4 E6 N4\$ N55 E95\$.                             |  |  |  |  |  |  |  |  |  |