LOT 46
BRADY POINT PRESERVE PB 7/76

DANNER DENNIS L &/DUNN ELIZABETH T
96129 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2025

38-2N-28-0180-0046-0000

BUILDING CHARACTERISTICS

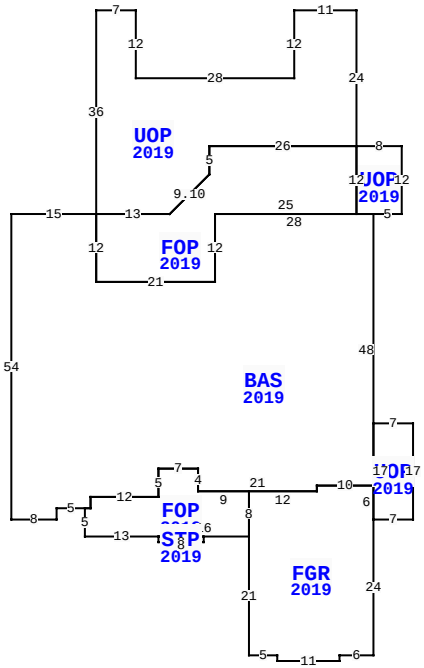
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,916	100	2019	2,916	781,319
FGR	659	55	2019	362	96,995
FOP	245	30	2019	74	19,827
FOP	589	30	2019	177	47,426
STP	8	10	2019	1	268
UOP	96	20	2019	19	5,091
UOP	119	20	2019	24	6,431
UOP	984	20	2019	197	52,785
TOTALS	5,616			3,770	1,010,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,770	173.0430	273.41	1,030,756	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2916 HX Base Yr 2020



96129 BRADY POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,010,141
TOTAL MARKET OB/XF VALUE		73,242
TOTAL LAND VALUE - MARKET		212,505
TOTAL MARKET VALUE		1,295,888
SOH/AGL Deduction		742,924
ASSESSED VALUE		552,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		502,242
TOTAL JUST VALUE		1,295,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		990,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808654	CO ISSUED	0	06/04/2019
19004264	SCRNROOM	13,578	04/26/2019
B1900154	SWIM POOL	50,000	01/01/2019
B1808654	NEW CONSTR	394,622	08/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/0423	1/10/2018	WD	Q	V	02	105,000
GRANTOR: NETHERLY FAMILY LIVIN						
GRANTEE: DANNER DENNIS L & E						
2108/0357	3/15/2017	WD	U	I	11	100
GRANTOR: NETHERLY RICHARD L &						
GRANTEE: NETHERLY FAMILY LIV						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W11S12 W28 N12 W7 S36 BAS=[YR=2019] W15 S54 E8 N2 E5 FOP=[YR=2019] S5 E13 STP=[YR=2019] S1 E8 N1 W8$ E16 FGR=[YR=2019] S21 E5 S1 E11 N1 E6 N24 UOP=[YR=2019] E7 N17 W7 S17$ N6 W10 S1 W12 S8$ N8 W9 N4 W7 S5 W12 S2 W1$ E1 N2 E12 N5 E7 S4 E21 N1 E10 N48 UOP=[YR=2019] E5 N12 W8 FOP=[YR=2019] W26 S5 D7 L7 W13 S12 E21 N12 E25 N12$ S12 E3$ W28 S12 W21 N12$ E13 U7 R7 N5 E26 N24$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,665.00	SF	10.00	10.00	100	2019	2019	3	97	16,151	
3	0855	CONC PAVER	0	100	0	0	260.00	SF	10.00	10.00	100	2019	2019	3	97	2,522	
4	0855	CONC PAVER	0	100	0	0	335.00	SF	10.00	10.00	100	2019	2019	3	97	3,250	
5	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100	2019	2019	3	82	18,942	
6	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2019	2019	3	87	24,847	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 73,242

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500							
2	009606	C	CONSERVATION	0		RSF-1	0.00	0.00	0.05	AC		1.00	1.00	1.00	100.00	100.00	5							

REVIEW DATE 11/07/2019 BY DJ Total Acres: 0.05 Total Land Value: 212,505 Market: 0 Agricultural: 0 Common: 212,505 PRINTED 07/30/2025 BY SYS