

LOT 16
(EX R/W OR 384/431)
E V SCOTT SUB UNR

BRAINARD WILLIAM B
1417 SADLER RD #101
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5105-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	07	NONE 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	630	100
FOP	32	30
PTO	12	5
STR	40	10
TOTALS	714	645

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	11	645	95.8320	50.79	32,760	2013	2013	0	0	5.20	94.80
1 ACCESSORY U - 0% - 0 Heated Area: 630 HX Base Yr											
95985 MONTEREY ST, FERNANDINA BEACH											
BLD DATE 05/07/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			31,056
TOTAL MARKET OB/XF VALUE			8,190
TOTAL LAND VALUE - MARKET			270,710
TOTAL MARKET VALUE			309,956
SOH/AGL Deduction			61,206
ASSESSED VALUE			248,750
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			248,750
TOTAL JUST VALUE			309,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,900
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005381	(4) WINDOWS	4,337	07/01/2020
B2004634	REPLACE DOOR	1,788	06/01/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1872/1123	8/01/2013	WD U I 30	360,000
GRANTOR: BARTON NANCY BRAINARD			
GRANTEE: BRAINARD WILLIAM B			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2015] W18 S14 FOP=[YR=2015] W4 S8 STR=[YR=2015] S10 PTO=[YR=2015] S3 E4 N3 W4\$ E4 N10 W4\$ E4 N8\$ S21 E18 N35\$.			

EXTRA FEATURES										95985 MONTEREY ST, FERNANDINA BEACH				INC DATE		AG DATE			
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	0920	CWALL-WD/M	0	0	0	0	105.00	LF	390.00	390.00	100	1985	1985	3	20	8,190			
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