

LOT 72 & N1/2 OF LOT 71 (S-1)
IN OR 2231/861
LONG POINT #1 PB 5/85-89

BRADDOCK SUE ANN LIVING TRUST/BRADDOCK SUE ANN TRU
30 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0072-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1											
Exterior Wall	17	CB STUCCO 100	0500	01	5,752	118.6075	196.89	1,132,511	2002	2002		0	0	11.50	88.50	VALUATION BY											
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2003														STANDARD										
Roof Cover	07	CONC TILE 100	Heated Area: 4637														Tax Group: 5										
Interior Wall	05	DRYWALL 100	HX Base Yr 2003														Tax Dist:										
Interior Floo	12	HARDWOOD 50															BUILDING MARKET VALUE										
Interior Floo	14	CARPET 50															TOTAL MARKET OB/XF VALUE										
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET										
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE										
Bedrooms		3 100															SOH/AGL Deduction										
Bathrooms		4 100															ASSESSED VALUE										
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										
Stories	2.	2. 100															BASE TAXABLE VALUE										
Units	0	0 100															TOTAL JUST VALUE										
Occupancy	00	NONE 100															NCON VALUE										
																	INCOME VALUE										
																	PREVIOUS YEAR MKT VALUE										