

LOT 12  
IN OR 2041/1604  
BRADY POINT PRESERVE PB 7/76

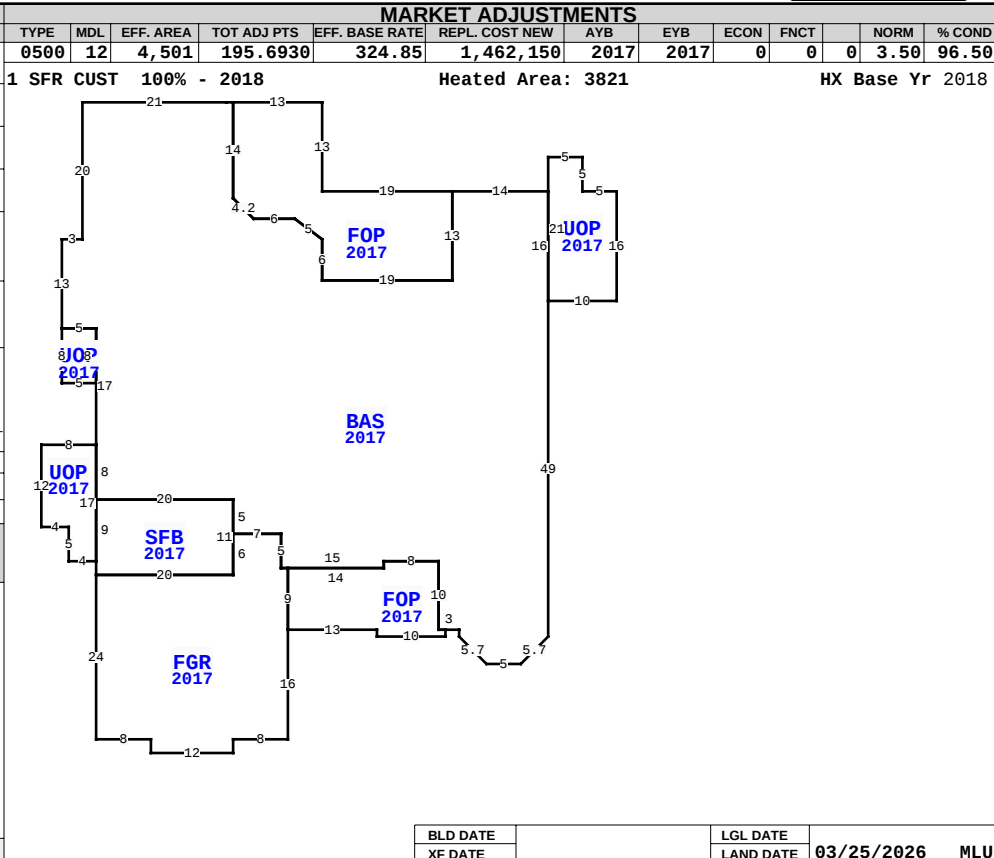
ALLISON DEBRA L/ZARSKY CYNTHIA J  
96178 BRADY POINT RD  
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0012-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 31               | HARDIE BRD 100   |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 12               | HARDWOOD 60      |      |              |                      |
| Interior Floor           | 14               | CARPET 40        |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 3 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 06               | Quality Level 06 |      |              |                      |
| 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                      | 3,645            | 100              | 2017 | 3,645        | 142,635              |
| FGR                      | 739              | 55               | 2017 | 406          | 127,273              |
| FOP                      | 216              | 30               | 2017 | 65           | 20,376               |
| FOP                      | 470              | 30               | 2017 | 141          | 44,201               |
| SFB                      | 220              | 80               | 2017 | 176          | 55,173               |
| UOP                      | 40               | 20               | 2017 | 8            | 2,508                |
| UOP                      | 116              | 20               | 2017 | 23           | 7,210                |
| UOP                      | 185              | 20               | 2017 | 37           | 11,598               |
| TOTALS                   | 5,631            |                  |      | 4,501        | 141,975              |



| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  |
|---------------------------|--|--|--|--|--------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |              |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD     |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:    |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 1,410,975    |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 113,893      |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 400,000      |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,924,868    |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 1,132,465    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 792,403      |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB 51,411 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 740,992      |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,924,868    |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,673,999    |  |  |  |  |
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