

LOT 15  
IN OR 2534/1395  
BRADY POINT PRESERVE PB 7/76

BATTAGLIA ANTHONY/PAMPAIONI FABIEN  
96144 BRADY POINT RD  
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0015-0000



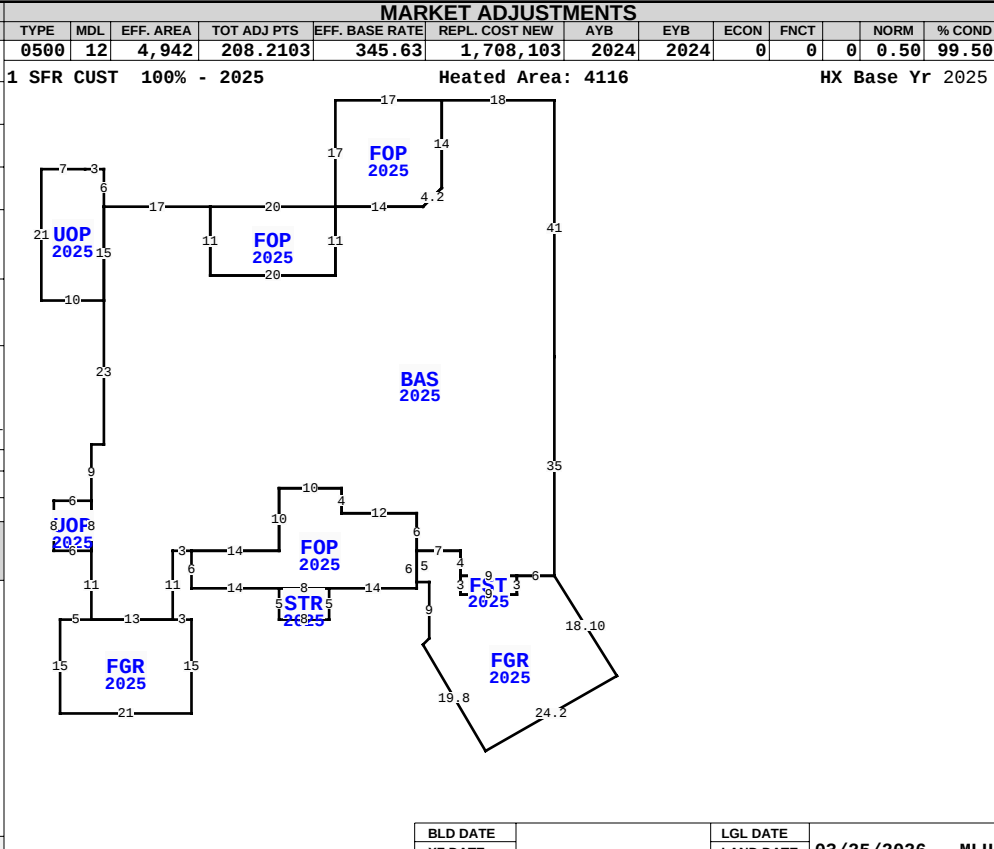
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 1 100          |

|                  |         |                  |
|------------------|---------|------------------|
| 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       | 4,116            | 100         | 2025 | 4,116        | 415,500              |
| FGR       | 315              | 55          | 2025 | 173          | 59,495               |
| FGR       | 570              | 55          | 2025 | 314          | 107,985              |
| FOP       | 220              | 30          | 2025 | 66           | 22,698               |
| FOP       | 285              | 30          | 2025 | 86           | 29,575               |
| FOP       | 388              | 30          | 2025 | 116          | 39,893               |
| FST       | 27               | 55          | 2025 | 15           | 5,158                |
| STR       | 40               | 10          | 2025 | 4            | 1,376                |
| UOP       | 48               | 20          | 2025 | 10           | 3,439                |
| UOP       | 210              | 20          | 2025 | 42           | 14,443               |
| TOTALS    | 6,219            |             |      | 4,942        | 699,562              |

| EXTRA FEATURES |            |             |         |     |   |          |    |           |       |
|----------------|------------|-------------|---------|-----|---|----------|----|-----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R     | NOTES |
| 2              | 0860       | POOL/SPA    | 0       | 100 | 0 | 1.00     | UT | 70,000.00 |       |
| 4              | 0600       | SUMMER KIT  | 0       | 100 | 0 | 1.00     | UT | 5,000.00  |       |
| 5              | 0912       | SCRN RM G   | 0       | 100 | 0 | 1,439.00 | SF | 21.00     |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | RES MARSH            | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |



|                                        |  |  |  |  |  |  |  |  |  |
|----------------------------------------|--|--|--|--|--|--|--|--|--|
| 96144 BRADY POINT RD, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF                            |  |  |  |  |  |  |  |  |  |
| 104,162                                |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |       |       |             |           |     |          |        |         |            |                |            | 104,162 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|---------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |         |  |  |
|             | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 400,000.00 | 400,000.00     | 400,000.00 |         |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |         |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |         |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |         |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |         |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |         |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |            |         |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 1,699,562 |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 104,162   |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 400,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 2,203,724 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 98,272    |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 2,105,452 |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 2,054,041 |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 2,203,724 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 2,050,099 |  |  |  |  |

| SALES DATA                     |           |           |           |        |
|--------------------------------|-----------|-----------|-----------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / V / I | RSN CD |
| 2534/1395                      | 1/31/2022 | WD Q      | V         | 02     |
| 365,000                        |           |           |           |        |
| GRANTOR: HERNANDEZ SANDRA & JO |           |           |           |        |
| GRANTEE: BATTAGLIA ANTHONY &   |           |           |           |        |
| 2450/1254                      | 3/29/2021 | WD U      | V         | 11     |
| 100                            |           |           |           |        |
| GRANTOR: BRADY POINT PRESERVE  |           |           |           |        |
| GRANTEE: HERNANDEZ SANDRA &    |           |           |           |        |

| BUILDING NOTES                                                                                                                         |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                    |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2025;ORIG=45,27] S11 E20 N11 E14 U3R3 N14 E18 S41 S35 W6 W9 N4 W7 N6 W12 N4 W10 S10 W14 W3 S11 W13 N11 N8 N9 E2 N23 N15 E17 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2025;ORIG=100,86] W6 S3 W9 N3 N4 W7 S5 E2 S9 D1L1 D17R10 U12R21 U16L10 \$                                                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2025;ORIG=42,82] E14 N10 E10 S4 E12 S6 S6 W14 W8 W14 N6 \$                                                                     |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2025;ORIG=21,93] E5 E13 E3 S15 W21 N15 \$                                                                                      |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2025;ORIG=82,10] W17 S17 E14 U3R3 N14 \$                                                                                       |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2025;ORIG=45,27] E20 S11 W20 N11 \$                                                                                            |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2025;ORIG=28,42] W10 N21 E7 E3 S6 S15 \$                                                                                       |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2025;ORIG=26,74] W6 S8 E6 N8 \$                                                                                                |  |  |  |  |  |  |  |  |  |