



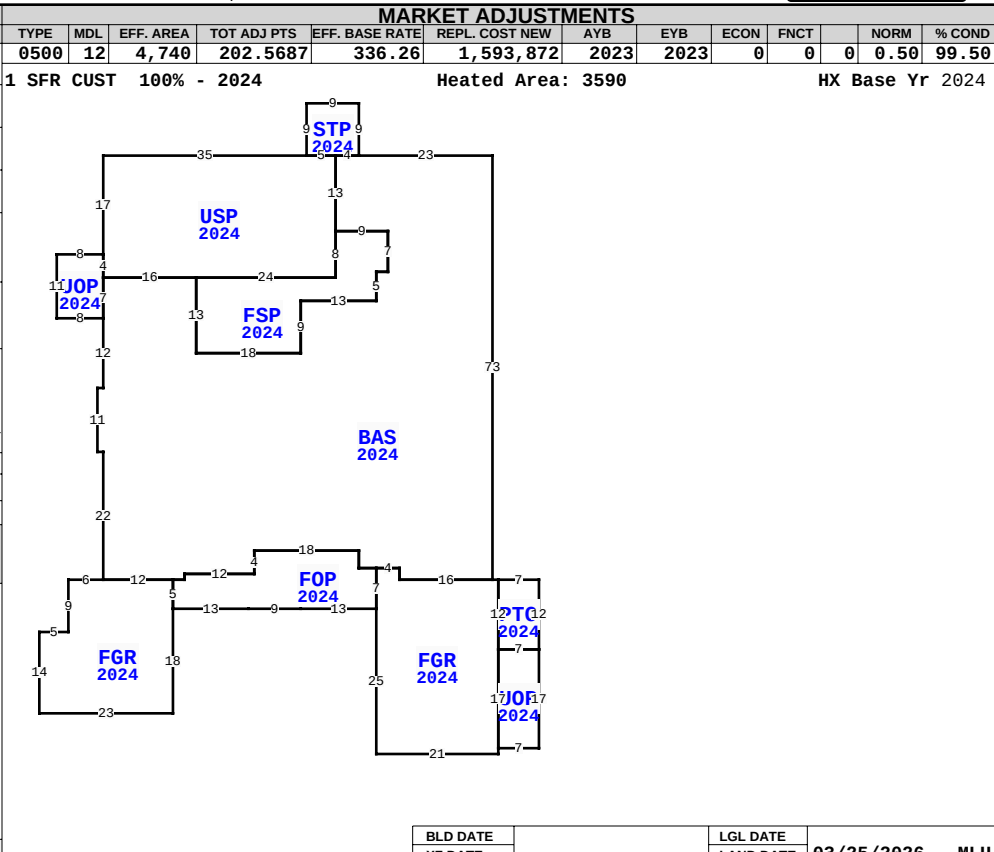
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	3,590	100	2024	3,590	201,137
FGR	484	55	2024	266	88,998
FGR	638	55	2024	351	117,437
FOP	283	30	2024	85	28,439
FSP	356	40	2024	142	47,510
PTO	84	5	2024	4	1,338
STP	81	10	2024	8	2,677
UOP	88	20	2024	18	6,023
UOP	119	20	2024	24	8,030
USP	840	30	2024	252	84,314
TOTALS	6,563			4,740	585,903

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0502	FP-CUSTOM	0 100	0	0	1.00	UT	10,000.00	10,000.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
5	0860	POOL/SPA	0 100	0	0	1.00	UT	70,000.00	70,000.00

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



96138 BRADY POINT RD, FERNANDINA BEACH									
TOTAL OB/XF 84,550									

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,585,903				
TOTAL MARKET OB/XF VALUE					84,550				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					2,070,453				
SOH/AGL Deduction					602,475				
ASSESSED VALUE					1,467,978				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					1,416,567				
TOTAL JUST VALUE					2,070,453				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,807,931				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0230010398	CO		08/14/2023
22016476	SWIM POOL	85,000	11/02/2022
22008806	SCRN ENCL	28,742	06/08/2022
22004539	NEW CONSTR	625,063	03/23/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2448/0233	3/29/2021	WD	Q	V	01	265,000			
GRANTOR: PANUCCI DONNA L									
GRANTEE: CRUZ FAMILY TRUST									
1284/1809	12/30/2004	WD	U	V		364,000			
GRANTOR: BRADY POINT PRESERVE									
GRANTEE: PANUCCI DONNA L									

BUILDING NOTES									
BAS=[YR=2024;ORIG=80,-30] W23 W4 S13 E9 S7 W2 S5 W13 S9 W18									
N13 W16 S7 S12 W1 S11 E1 S22 E12 E2 N1 E12 N4 E18 S3 E3 E4 S2									
E16 N73 \$									
FSP=[YR=2024;ORIG=29,-9] S13 E18 N9 E13 N5 E2 N7 W9 S8 W24 \$									
USP=[YR=2024;ORIG=13,-30] E35 E5 S13 S8 W24 W16 N4 N17 \$									
STP=[YR=2024;ORIG=48,-39] E9 S9 W4 W5 N9 \$									
UOP=[YR=2024;ORIG=13,-13] W8 S11 E8 N7 N4 \$									
FOP=[YR=2024;ORIG=39,38] E18 S3 E3 S7 W13 W9 W13 N5 E2 N1 E12									
N4 \$									
FGR=[YR=2024;ORIG=60,41] S7 S25 E21 N1 N17 N12 W1 W16 N2 W4 \$									
UOP=[YR=2024;ORIG=81,55] E7 S17 W7 N17 \$									
PTO=[YR=2024;ORIG=81,43] E7 S12 W7 N12 \$									