

LOT 21
IN OR 2235/1767
BRADY POINT PRESERVE PB 7/76

NIXON DREW CAMERON SR & DONNA FAHEY
96078 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
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	3,543	100	2019	3,543	153,433
FGR	758	55	2019	417	135,755
FOP	240	30	2019	72	23,440
FOP	242	30	2019	73	23,766
FSP	303	40	2019	121	39,392
STP	24	10	2019	2	651
UOP	80	20	2019	16	5,208
UOP	84	20	2019	17	5,534
UOP	138	20	2019	28	9,115
TOTALS	5,412			4,289	139,629

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,289	201.1460	333.90	1,432,097	2019	2019	0	0	2.50	97.50
1 SFR CUST 100% - 2020				Heated Area: 3543				HX Base Yr 2020			