



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 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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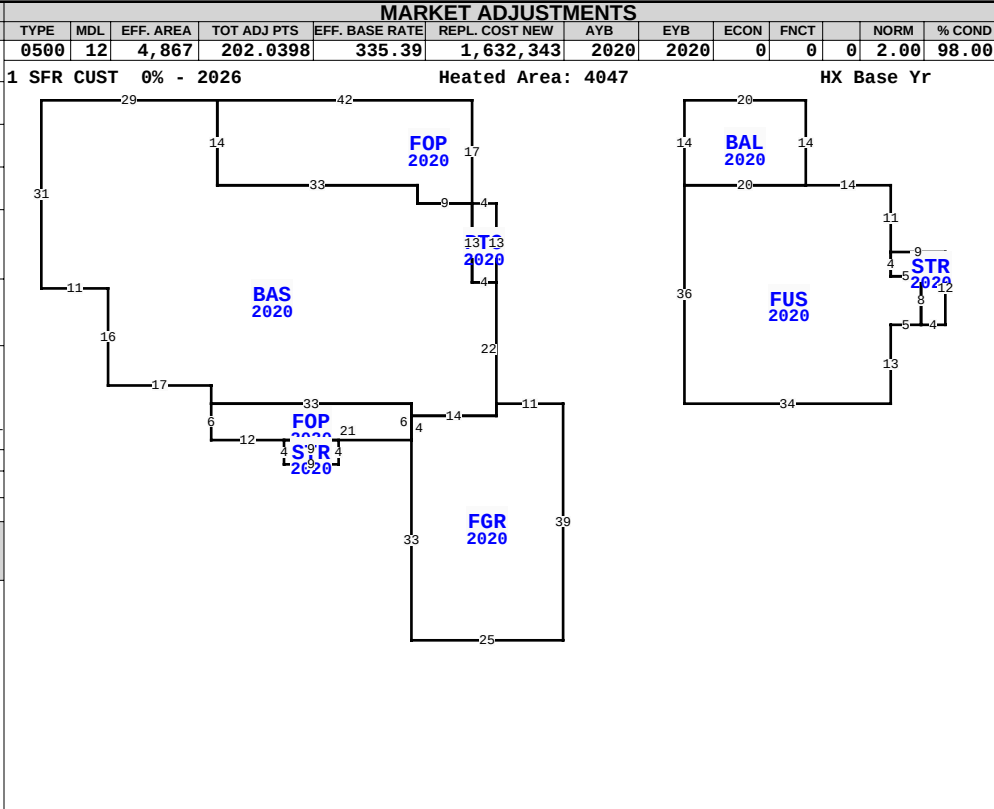
NEIGHBORHOOD/LOC	4014.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	280	15	2020	42	13,804
BAS	2,783	100	2020	2,783	914,722
FGR	947	55	2020	521	171,243
FOP	198	30	2020	59	19,392
FOP	615	30	2020	184	60,478
FUS	1,264	100	2020	1,264	415,454
PTO	52	5	2020	3	986
STR	36	10	2020	4	1,315
STR	68	10	2020	7	2,301

TOTALS	6,243			4,867	1,599,696
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00
3	0920	CWALL-WD/M	0	0	0	0	120.00	LF	390.00
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
5	0860	POOL/SPA	0	0	0	0	1.00	UT	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	0		RSF-1	0.00	0.00	1.00



96032 BRADY POINT RD, FERNANDINA BEACH	03/25/2026	MLU
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96032 BRADY POINT RD, FERNANDINA BEACH						INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	3,920	
120.00	LF	390.00	390.00	100	2020	2020	3	82	38,376	
1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	
1.00	UT	70,000.00	70,000.00	100	2020	2020	06	95	66,500	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,599,696				
TOTAL MARKET OB/XF VALUE					112,896				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					2,162,592				
SOH/AGL Deduction					0				
ASSESSED VALUE					2,162,592				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					2,162,592				
TOTAL JUST VALUE					2,162,592				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,896,690				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906388	CO ISSUED	0	03/17/2020
19012535	SWIM POOL	50,000	12/09/2019
B1906388	NEW CONSTR	562,455	08/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2770/1858	2/21/2025	WD	Q	I	01	2,700,000	
GRANTOR:HINTON WESLEY B & TIF							
GRANTEE:ANDERSON RONALD R &							
2245/0816	12/21/2018	WD	Q	V	01	220,000	
GRANTOR:COTE MICHAEL R							
GRANTEE:HINTON WESLEY B & T							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2020] W42 BAS=[YR=2020] W29 S31 E11 S16 E17 S3									
FOP=[YR=2020] S6 E12 STR=[YR=2020] S4 E9 N4 W9\$ E21									
FGR=[YR=2020] S33 E25 N39 W11 S2 W14 S4\$ N6 W33\$ E33 S2 E14									
N22 PTO=[YR=2020] N13 W4 S13 E4\$ W4 N13 W9 N3 W33 N14\$ S14									
E33 S3 E9 N17\$ PTR= E35 BAL=[YR=2020] E20 S14 FUS=[YR=2020]									
E14 S11 STR=[YR=2020] E9 S12 W4 N8 W5 N4\$ S4 E5 S8 W5 S13									
W34 N36 E20\$ W20 N14\$ W35\$.									