

LOT 32
IN OR 2234/789
BRADY POINT PRESERVE PB 7/76

SANTELLI LOUIS A & LAURA L
96022 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0032-0000



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	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAL	80	15	2022	12	4,387
BAS	3,809	100	2022	3,809	392,429
FGR	1,780	55	2022	979	357,886
FOP	358	30	2022	107	39,115
FOP	710	30	2022	213	77,865
FUS	250	100	2022	250	91,391
STR	85	10	2022	8	2,924
UOP	64	20	2022	13	4,753
UOP	126	20	2022	25	9,139
UOP	170	20	2022	34	12,429
TOTALS	9,540			6,082	223,355

** This building has 11 Sub-Areas

96022 BRADY POINT RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/25/2026 MLU

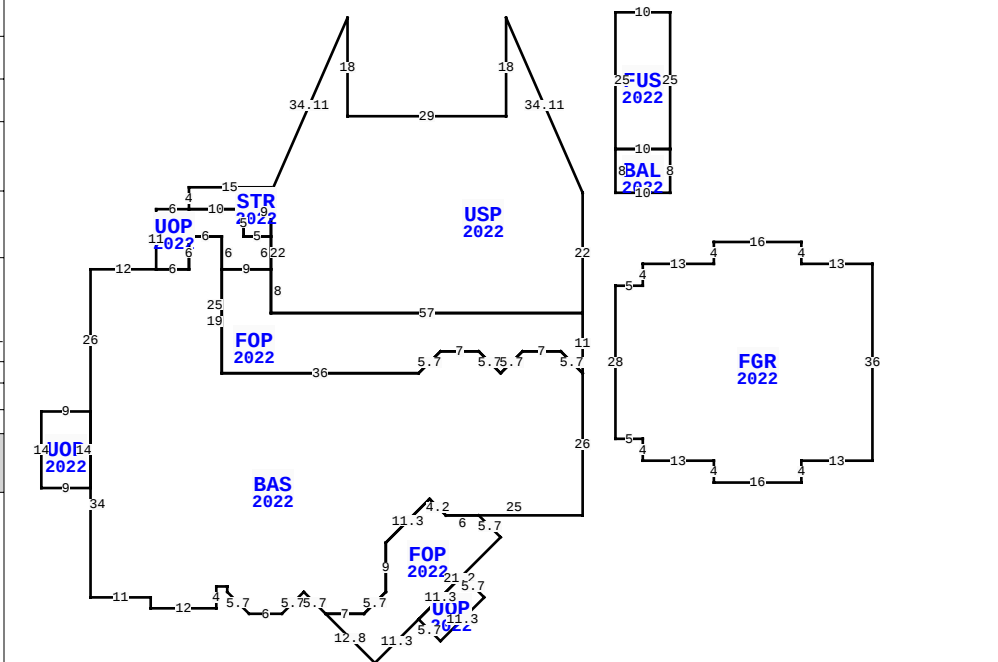
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0860	POOL/SPA	0	100	0	0	

LAND DESCRIPTION			TOTAL OB/XF 71,980													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 12 6,082 223.5730 371.13 2,257,213 2022 2022 0 0 0 1.50 98.50
1 SFR CUST 100% - 2023 Heated Area: 4059 HX Base Yr 2023



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		2,223,355
TOTAL MARKET OB/XF VALUE		71,980
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		2,745,335
SOH/AGL Deduction		979,612
ASSESSED VALUE		1,765,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,714,312
TOTAL JUST VALUE		2,745,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,208,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004998	SCREEN ENCL	44,000	03/31/2022
B2113433	SWIM POOL	50,000	10/01/2021
B2011532	NEW CONSTR	657,040	11/20/2020
B2011534	GARAGE	86,940	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/0789	11/02/2018	WD	Q	V	01	275,000
GRANTOR: HEALAN JACK B JR						
GRANTEE: SANTELLI LOUIS A &						
1282/1264	12/21/2004	WD	U	V		388,000
GRANTOR: BRADY POINT PRESERVE						
GRANTEE: HEALAN JACK JR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=-64,47] W12 S26 S34 E11 S2 E12 N4 E2 S1 D4R4 E6 U4R4 D4R4 E7 U4R4 N9 U8R8 D3R3 E25 N26 U4L4 W7 D4L4 U4L4 W7 D4L4 W36 N25 W6 S6 W6 \$
USP=[YR=2022;ORIG=0,1] S18 W29 N18 D32L14 S22 E57 N22 U32L14 \$
FGR=[YR=2022;ORIG=20,50] E5 N4 E13 N4 E16 S4 E13 S36 W13 S4 W16 N4 W13 N4 W5 N28 \$
FOP=[YR=2022;ORIG=14,66] N11 W57 N8 W9 S19 E36 U4R4 E7 D4R4 U4R4 E7 D4R4 \$
FOP=[YR=2022;ORIG=-33,110] D9R9 U8R8 U15R15 U4L4 W6 U3L3 D8L8 S9 D4L4 W7 \$
FUS=[YR=2022;ORIG=20,0] E10 S25 W10 N25 \$