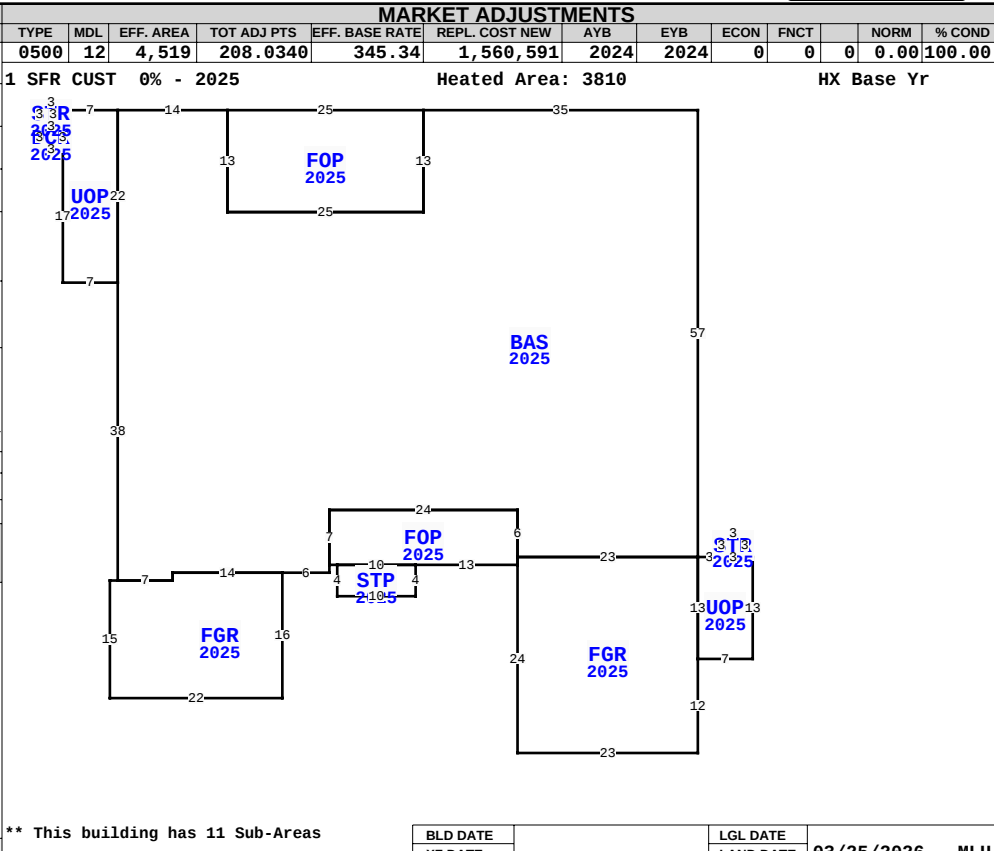




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	3,810	100	2025	3,810	315,745
DCK	9	10	2025	1	345
FGR	344	55	2025	189	65,269
FGR	575	55	2025	316	109,127
FOP	168	30	2025	50	17,267
FOP	325	30	2025	98	33,843
STP	40	10	2025	4	1,381
STR	9	10	2025	1	345
STR	9	10	2025	1	345
UOP	91	20	2025	18	6,216
TOTALS	5,534			4,519	1,560,591



** This building has 11 Sub-Areas

96018 BRADY POINT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0911	SCRN RM A	0	0	60	26	1,560.00	SF	18.00
3	0860	POOL/SPA	0	0	12	0	1.00	UT	70,000.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
18.00	100	2025	2024	06	100	27,238	
70,000.00	100	2025	2024	06	100	70,000	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,560,591	
TOTAL MARKET OB/XF VALUE		97,238	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		2,107,829	
SOH/AGL Deduction		227,250	
ASSESSED VALUE		1,880,579	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,880,579	
TOTAL JUST VALUE		2,107,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,806,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004218	POOL ENCLOSURE	22,336	04/12/2024
C0240003617	NEW SFR T-5250, H	616,762	04/01/2024
23002471	SWIM POOL	79,400	02/23/2023
22016080	NEW CONSTR	616,762	10/26/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2863/1058	4/08/2026	WD	U	I	11
GRANTOR: PIAZZA EMANUEL JR & K					
GRANTEE: PIAZZA 2023 REVOCAB					
2380/0686	7/22/2020	WD	Q	V	02
GRANTOR: BRAY S NORMAN & LAURA					
GRANTEE: PIAZZA EMANUEL JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=10,23] E25 N13 E35 S57 W23 N6 W24 S7 S1 W6									
W14 S1 W7 N38 N22 E14 S13 \$									
FGR=[YR=2025;ORIG=70,67] W23 S1 S24 E23 N12 N13 \$									
FGR=[YR=2025;ORIG=-5,70] E1 E7 N1 E14 S16 W22 N15 \$									
FOP=[YR=2025;ORIG=10,10] E25 S13 W25 N13 \$									
FOP=[YR=2025;ORIG=23,61] E24 S6 S1 W13 W10 W1 N7 \$									
UOP=[YR=2025;ORIG=-4,10] W7 S2 S3 S17 E7 N22 \$									
UOP=[YR=2025;ORIG=70,80] E7 N13 W1 W3 W3 S13 \$									
STP=[YR=2025;ORIG=34,68] W10 S4 E10 N4 \$									
STR=[YR=2025;ORIG=76,67] W3 N3 E3 S3 \$									
DCK=[YR=2025;ORIG=-11,12] W3 S3 E3 N3 \$									
STR=[YR=2025;ORIG=-14,12] E3 N3 W3 S3 \$									

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000		