



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 80
Interior Floo	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	1.	1. 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
BAS	3,618	100	2022	3,618	212,840
FDG	322	60	2022	193	64,698
FGR	647	55	2022	356	119,340
FOP	374	30	2022	112	37,545
FOP	640	30	2022	192	64,363
STP	36	10	2022	4	1,340
UOP	56	20	2022	11	3,688
UOP	126	20	2022	25	8,380

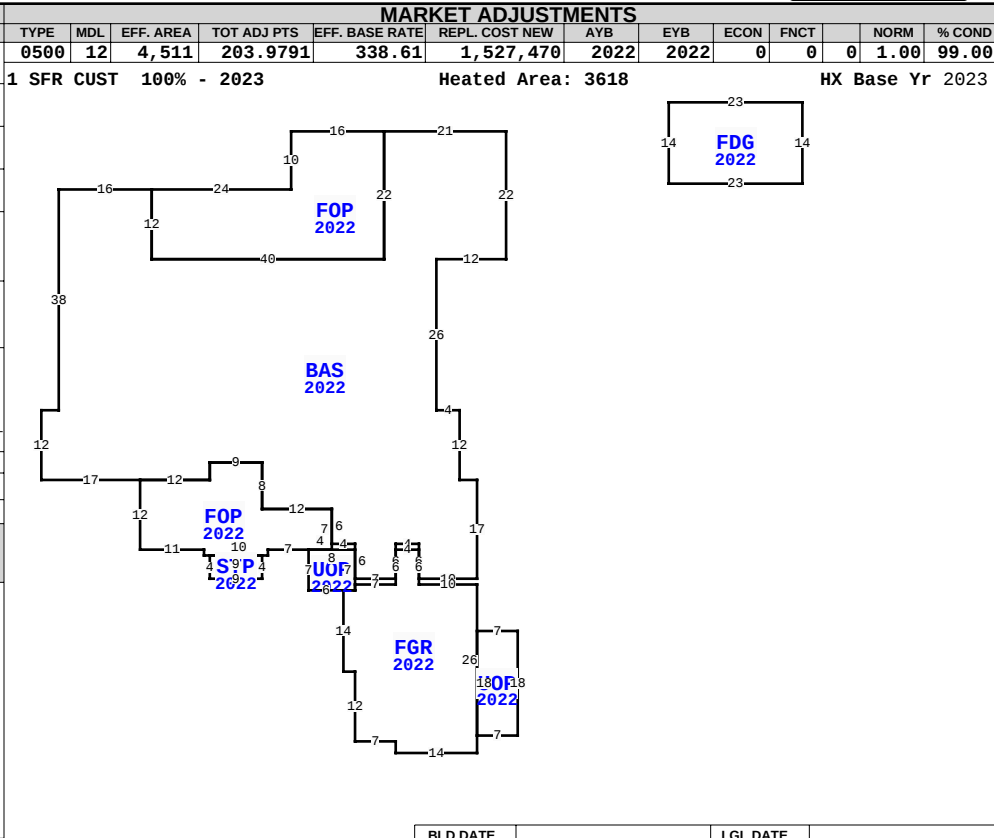
TOTALS	5,819			4,511	512,195
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2022	2022	06	100	70,000	
7	0911	SCRN RM A	0	100	0	0	1,509.00	SF	18.00	18.00	100	2022	2022	3	90	24,446	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	450,000							



96012 BRADY POINT RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/25/2026	MLU
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TOTAL OB/XF 100,926

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	450,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,512,195
TOTAL MARKET OB/XF VALUE		100,926
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		2,063,121
SOH/AGL Deduction		811,971
ASSESSED VALUE		1,251,150
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,199,739
TOTAL JUST VALUE		2,063,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,775,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107711	CO ISSUED	0	08/03/2022
22007117	ADDITION	39,520	05/06/2022
22006587	SWIM POOL	60,000	04/27/2022
2107711	NEW CONSTR	526,148	06/14/2021
2107737	GARAGE	16,255	06/14/2021

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2466/1975	5/28/2021	WD U	V 11
GRANTOR: BUSCAINO MYRA REVOCAB			
GRANTEE: BUSCAINO VICTOR L J			
2407/1277	11/09/2020	WD Q	V 01
GRANTOR: CAPLES DAVID J & SUSAN			
GRANTEE: BUSCAINO MYRA REVOC			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=-69,15] W16 S38 W3 S12 E17 E12 N3 E9 S8 E12 S6 E4 S6 E7 N6 E4 S6 E10 N17 W3 N12 W4 N26 E12 N22 W21 S22 W40 N12 \$			
FGR=[YR=2022;ORIG=-36,84] S14 E2 S12 E7 S2 E14 N3 N26 W10 N6 W4 S6 W7 S1 W2 \$			
FOP=[YR=2022;ORIG=-29,5] W16 S10 W24 S12 E40 N22 \$			
FOP=[YR=2022;ORIG=-71,65] S12 E11 S1 E1 E10 N1 E7 E4 N7 W12 N8 W9 S3 W12 \$			
FDG=[YR=2022;ORIG=20,0] E23 S14 W23 N14 \$			
UOP=[YR=2022;ORIG=-13,109] E7 N18 W7 S18 \$			
UOP=[YR=2022;ORIG=-42,77] S7 E6 E2 N7 W8 \$			
STP=[YR=2022;ORIG=-59,78] S4 E9 N4 W9 \$			