



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

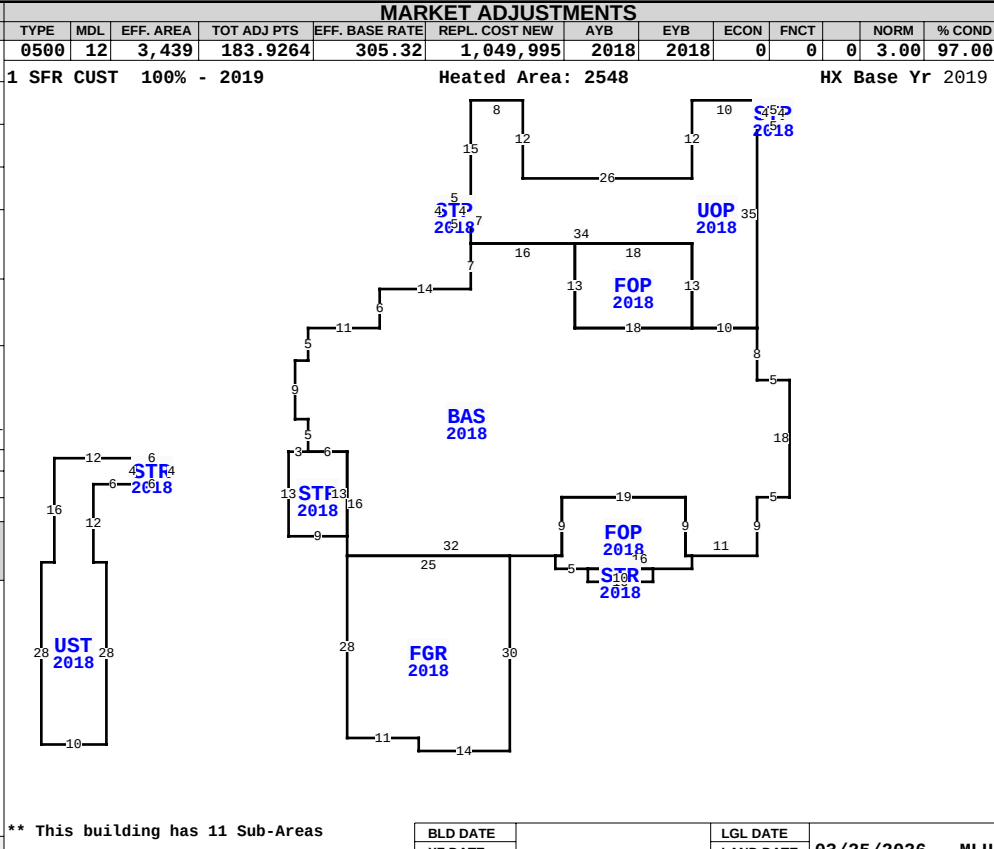
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4014.00			

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	26	0	1.00	UT	70,000.00
5	0911	SCRN RM A	0	100	0	0	658.00	SF	18.00
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00



96067 BRADY POINT RD, FERNANDINA BEACH									
TOTAL OB/XF 82,560									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					1,018,495				
TOTAL MARKET OB/XF VALUE					82,560				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					1,376,055				
SOH/AGL Deduction					681,178				
ASSESSED VALUE					694,877				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					643,466				
TOTAL JUST VALUE					1,376,055				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,303,011				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706802	CO ISSUED	0	05/25/2018
B1801661	SCRN ENCLOSURE	27,046	03/01/2018
B1707285	SWIM POOL	59,000	12/01/2017
B1706802	NEW CONSTR	332,361	07/31/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2801/89	7/16/2025	LE	U	I	11	100			
GRANTOR: SALCICCIOLI JOHN & JA									
GRANTEE: SALCICCIOLI FAMILY									
2100/0366	2/09/2017	WD	Q	V	01	135,000			
GRANTOR: LANZA CHARLES V JR &									
GRANTEE: SALCICCIOLI JOHN &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
STP=[YR=2018] W5 UOP=[YR=2018] W10 S12 W26 N12 W8 S15 STP=[YR=2018] W5 S4 E5 N4\$ S7 BAS=[YR=2018] S7 W14 S6 W11 S5 W2 S9 E2 S5 STP=[YR=2018] W3 S13 E9 N13 W6\$ E6 S16 FGR=[YR=2018] S28 E11 S2 E14 N30 W25\$ E32 FOP=[YR=2018] S2 E5 STR=[YR=2018] S2 E10 N2 W10\$ E16 N2 W1 N9 W19 S9 W1 \$ E1 N9 E19 S9 E11 N9 E5 N18 W5 N8 W10 FOP=[YR=2018] N13 W18 S13 E18\$ W18 N13 W16\$ E34 S13 E10 N35\$ S4 E5 N4\$ PTR= S55 W95 STR=[YR=2018] W6 UST=[YR=2018] W12 S16 W2 S28 E10 N28 W2 N12 E6 N4\$ S4 E6 N4\$ N55 E95\$.									