



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																					
Exterior Wall	31	HARDIE BRD 100	0500	12	3,570	177.1740	294.11	1,049,973	2024	2024	0	0	0	0.00	100.00	VALUATION BY																					
Roof Structure	03	GABLE/HIP 100	1 SFR CUST 100% - 2025										Heated Area: 2923										HX Base Yr 2025														
Roof Cover	03	COMP SHNGL 100											VALUATION SUMMARY										STANDARD														
Interior Wall	05	DRYWALL 100											Tax Group: 4										Tax Dist:														
Interior Floor	12	HARDWOOD 90											BUILDING MARKET VALUE										1,049,973														
Interior Floor	11	CLAY TILE 10											TOTAL MARKET OB/XF VALUE										107,849														
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET										220,000														
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE										1,377,822														
Bedrooms	5	100											SOH/AGL Deduction										146,740														
Bathrooms	4	100											ASSESSED VALUE										1,231,082														
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE										51,411														
Stories	1.5	1.5 100											BASE TAXABLE VALUE										1,179,671														
Units		1 100											TOTAL JUST VALUE										1,377,822														
Quality			03	Quality Level 03												NCON VALUE																					
DOR CODE			0100	SINGLE FAMILY												INCOME VALUE																					
MAP NUM			MKT AREA													PREVIOUS YEAR MKT VALUE																					
NEIGHBORHOOD/LOC			4014.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,556	100	2025	2,556	751,745																																
FGR	843	55	2025	464	136,467																																
FOP	204	30	2025	61	17,941																																
FOP	323	30	2025	97	28,529																																
FUS	367	100	2025	367	107,938																																
STP	18	10	2025	2	588																																
STR	56	10	2025	6	1,765																																
UOP	85	20	2025	17	5,000																																
TOTALS	4,452			3,570	1,049,973																																
EXTRA FEATURES						96133 BRADY POINT RD, FERNANDINA BEACH																															
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																				
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850																					
3	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2025	2024	06	100	70,000																					
4	0912	SCRN RM G	0	100	54	30	1,620.00	SF	21.00	21.00	100	2025	2024		97	32,999																					
LAND DESCRIPTION																		TOTAL OB/XF 107,849																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FCT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000135	C	RES NATURAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000																				