

LOT 53
IN OR 1858/1457
BRADY POINT PRESERVE PB 7/76

WASER RUTHAYN TRUSTEE
96203 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

38-2N-28-0180-0053-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 60			
Exterior Wall	16	WD FR STUC 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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
NEIGHBORHOOD/LOC		4014.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,597	100	2014	2,597	504,701
FGR	1,286	55	2014	707	137,398
FOP	185	30	2014	56	10,883
FOP	248	30	2014	74	14,381
FUS	747	100	2014	747	145,172
TOTALS	5,063			4,181	812,536

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,181	123.4948	205.00	857,105	2014	2014	0	0	0	5.20	94.80
1 SFR CUST 100% - 2015												