

PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2404/1030
& ESMT IN OR 1339/1014 (EX

SULLIVAN KATRINA & BRADLEY
96001 SERENITY LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0007-0510



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	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

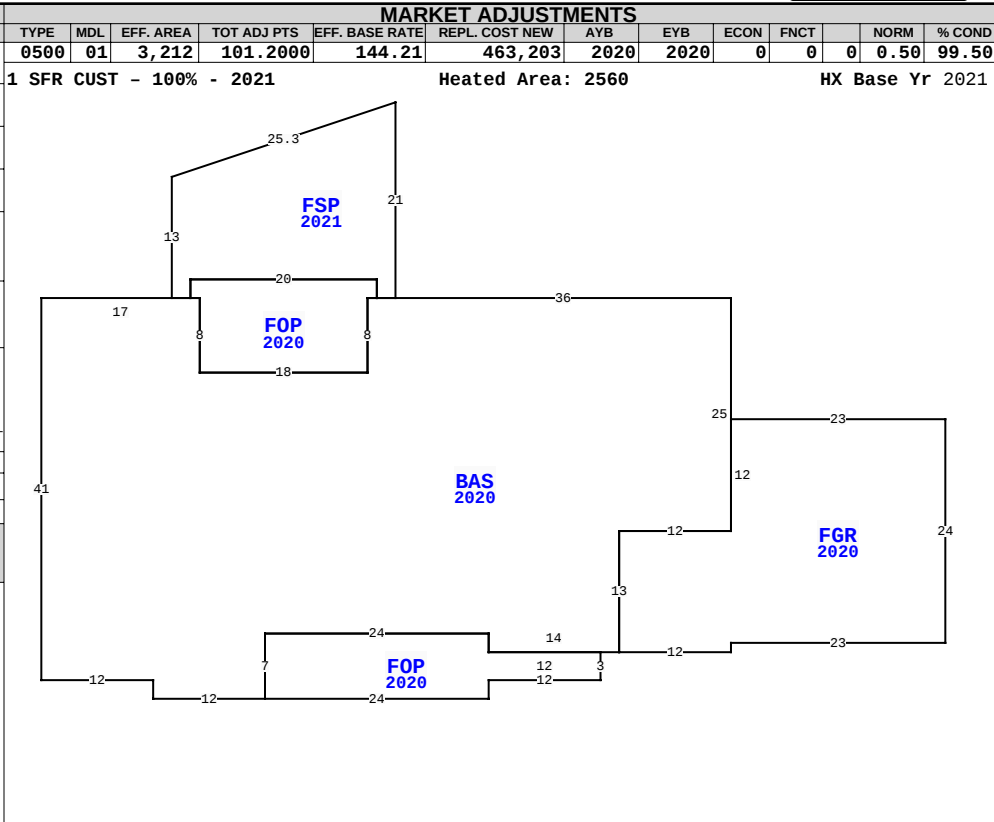
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2,560	367,332
FGR	708	55	389	55,818
FOP	184	30	55	7,892
FOP	204	30	61	8,753
FSP	368	40	147	21,093

TOTALS	4,024		3,212	460,887
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	5.20
4	0861	POOL GUNIT	0 100	28	13	364.00	SF	85.00	85.00
5	0911	SCRN RM A	0 100	0	0	1,244.00	SF	26.25	26.25
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0855	CONC PAVER	0 100	0	0	880.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	0.56



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023
INC DATE		AG DATE	MLU

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	2020	2020	3	99	695	
3	0811	CONCRETE B	0 100	0	0	684.00	SF	5.20	5.20	100	2020	2020	3	99	3,521	
4	0861	POOL GUNIT	0 100	28	13	364.00	SF	85.00	85.00	100	2021	2021	3	98	30,321	
5	0911	SCRN RM A	0 100	0	0	1,244.00	SF	26.25	26.25	100	2021	2021	3	97	31,675	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
7	0855	CONC PAVER	0 100	0	0	880.00	SF	10.00	10.00	100	2021	2021	3	100	8,800	

TOTAL OB/XF										80,417						
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
1	000100	C	SFR	100			0.00	0.00	0.56	AC		1.00	1.00	1.45	80,000.00	116,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										460,887		
TOTAL MARKET OB/XF VALUE										80,417		
TOTAL LAND VALUE - MARKET										64,960		
TOTAL MARKET VALUE										606,264		
SOH/AGL Deduction										168,578		
ASSESSED VALUE										437,686		
TOTAL EXEMPTION VALUE										HX HB DV 60,000		
BASE TAXABLE VALUE										377,686		
TOTAL JUST VALUE										606,264		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										464,617		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101118	SWIM POOL	72,733	02/01/2021
B2100954	XFOB-SCRN POOL EN	23,914	01/27/2021
B2100954	SCRN ENCLSR	23,914	01/27/2021
C1904334	CO ISSUED	0	02/27/2020
19004334	NEW CONSTR	357,188	04/29/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2404/1030	10/26/2020	WD	Q	I	01	499,900	
GRANTOR: BROWN BOBBY K & BARBA							
GRANTEE: SULLIVAN KATRINA &							
2181/0753	3/01/2018	WD	Q	V	01	35,500	
GRANTOR: CIMINO GEORGINA							
GRANTEE: BROWN BOBBY K & BAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W36 FSP=[YR=2021] N21 L24 D8 S13 E2 N2 E20 S2 E2\$ W2 FOP=[YR=2020] N2 W20 S2 E1 S8 E18 N8 E1\$ W1 S8 W18 N8 W17 S41 E12 S2 E12 FOP=[YR=2020] E24 N2 E12 N3 W12 N2 W24 S7\$ N7 E24 S2 E14 FGR=[YR=2020] E12 N1 E23 N24 W23 S12 W12 S13\$ N13 E12 N25\$.									