

LOT 144
IN OR 2001/616
MARSH CREEK VLG 2 PB 4/21 & 22

GALLIVAN WILLIAM P & LYNNE E
85 OYSTER CATCHER CT
FERNANDINA BEACH, FL 32034

2024

01-6N-29-1320-0144-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

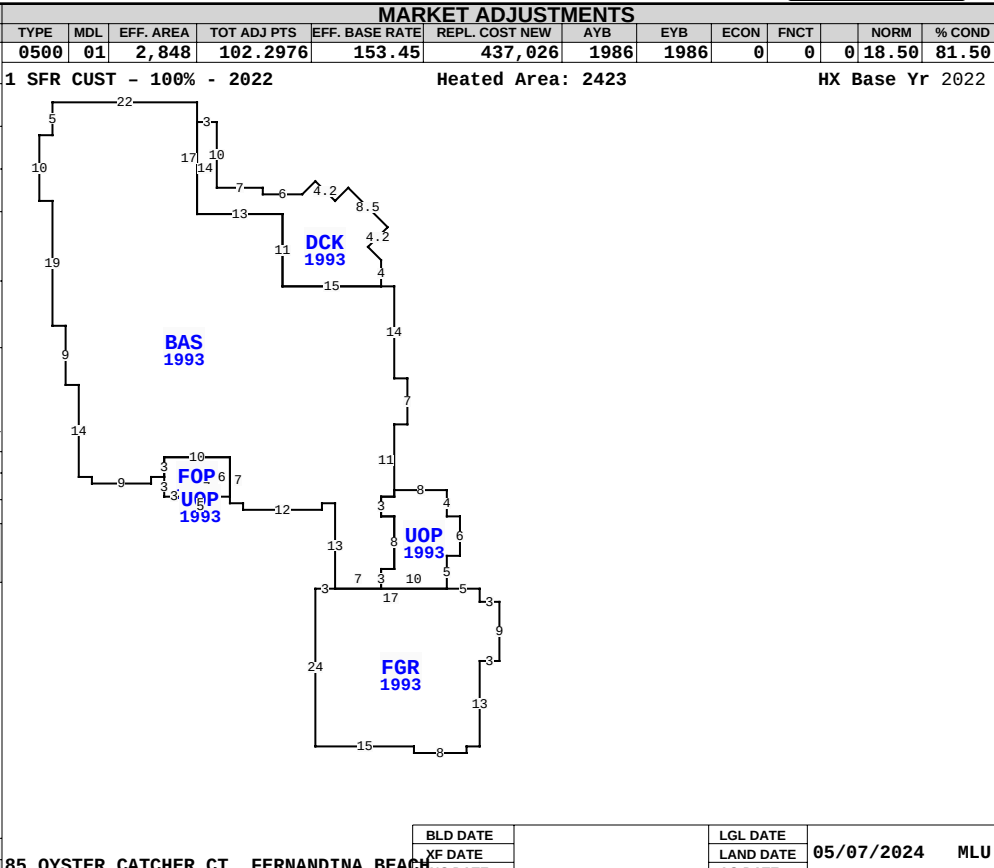
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,423	100	2,423	303,024
DKC	282	10	28	3,502
FGR	635	55	349	43,647
FOP	60	30	18	2,251
UOP	5	20	1	125
UOP	144	20	29	3,627

TOTALS	3,549		2,848	356,176
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00
3	0812	CONCRETE C	0 100	0	0	2,093.00	SF	4.00	4.00
4	0850	PEBBLE WLK	0 100	0	0	377.50	SF	3.50	3.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00



85 OYSTER CATCHER CT, FERNANDINA BEACH									
BLD DATE: 05/07/2024 MLU									

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		356,176	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		1,013,374	
SOH/AGL Deduction		ASSESSED VALUE		313,597	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		1,013,374	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				948,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2001/0616	9/01/2015	WD Q	I	I	01
GRANTOR: DEY JUDITH K & LOIS V		GRANTEE: GALLIVAN WILLIAM PA		SALE PRICE	
1560/1323	4/11/2008	WD U	I	I	07
GRANTOR: DEY JUDITH K		GRANTEE: ENSLOW LOIS V		100	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 DCK=[YR=1993] N4 U2 L2 U3 R3 U6 L6 D2 L2 U3 L3 L2 D2 W6 N1 W7 N10 W3 S14 E13 S11 E15\$ W15 N11 W13 N17 W22 S5 W2 S10 E2 S19 E2 S9 E2 S14 E2 S1 E9 N1 E2 FOP=[YR=1993] S3E3 UOP=[YR=1993] S1 E5 N1 W5 \$ E7 N6 W10 S3 \$ N3 E10 S7 E2 S1 E12 N1 E2 S13 FGR=[YR=1993] W3 S24 E15 S1 E8 N1 E2 N13 E3 N9 W3 N2 W5 UOP=[YR=1993] N5 E2 N6 W2 N4 W8 S1 W2 S3 E2 S8 W2 S3 E10\$ W17\$ E7 N3 E2 N8 W2 N3 E2 N11 E2 N7 W2 N14\$.									