

LOT 3 IN OR 1609/1723 &
PT LOT 2 IN OR 2262/855
THE COVE @ OYSTER BAY PB 6/79

GULLIA EMIL M & FRANCES
96110 PARK PLACE
FERNANDINA BEACH, FL 32034-6183

2024

46-3N-28-5065-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	16 WD FR STUC 50
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 70
Interior Floo	14 CARPET 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	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2,450	341,066
FGR	306	55	168	23,387
FGR	564	55	310	43,155
FOP	153	30	46	6,403
FSP	294	40	118	16,427
FSP	330	40	132	18,376
FST	8	55	4	557
FST	24	55	13	1,810
FUS	713	100	713	99,257
TOTALS	4,842		3,954	550,439

EXTRA FEATURES	
L N	OB/XF CODE
1	0855 CONC PAVER
2	0855 CONC PAVER
3	0812 CONCRETE C
4	1126 CB/STC 8"
5	0462 ST/AL FNC
6	0500 FP-PRE FAB
7	0463 FENCE GATE

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,954	101.0205	151.53	599,150	2010	2010	0	0	8.13	91.87
1 SFR CUST - 100% - 2011 Heated Area: 3163 HX Base Yr 2011											
96110 PARK PL, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/04/2024	MLU
TOTAL OB/XF							
18,692							

LAND DESCRIPTION	
L N	USE CODE
1	000133 C

CLAS	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	LAND VALUE
000133	SFR LAKE	100	0003	PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	140,000.00	140,000.00	210,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			550,439
TOTAL MARKET OB/XF VALUE			18,692
TOTAL LAND VALUE - MARKET			210,000
TOTAL MARKET VALUE			779,131
SOH/AGL Deduction			376,338
ASSESSED VALUE			402,793
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			347,793
TOTAL JUST VALUE			779,131
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			747,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702008	ADDTN	7,254	03/13/2017
C22753	CO ISSUED	0	02/03/2010
E22099	ELEC OTHER	1,989	09/01/2009
M14836	MECH OTHER	0	09/01/2009
R12108	REPAIR/RRF	9,500	09/01/2009
P13892	OTHER	0	08/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2262/0855	3/19/2019	WD U	V		37
GRANTOR: GROVE NANCY ANN LIVIN					
GRANTEE: GULLIA EMIL M & FRA					
1609/1723	3/12/2009	WD Q	V	01	110,000
GRANTOR: PURA JOHN A & ARLENE					
GRANTEE: GULLIA EMIL M & FRA					

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2010] W12 BAS=[YR=2010] W6 N21 W15 FSP=[YR=2010] W7 FSP=[YR=2017] N15 W22 S15 E22\$ W22 S9 E7 N2 E3 D3 R3 S2 E12 U4 R4 N8 \$ S8 D4 L4 W12 N2 U3 L3 W3 S2 W7 N9 W5 S63 E2 S2 E10 N2 E2 FOP=[YR=2010] E18 FGR=[YR=2010] S8 E12 N3 E11 N23 W15 N2 W3 FST=[YR=2017] W4 S2 E4 N2\$ S2 W4 S7 W1 S11 \$ N11 W9 S5 W9 S6 \$ N6 E9 N5 E10 N9 E7 S2 E15 N9FST=[YR=2017] N4 W6 S4 E6\$W6 N7 E6 N8\$ S8 W6 S3 E6 S13 E12 N24\$ PTR= E30 FUS=[YR=2010] E21 N1 E11S10 W18 S11 E6 S09 W5S8 W10 N8W5 N29 \$ W30 \$.	