

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

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



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur08

WD SHINGLE 100
IRREGULAR 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

03
05
12
15
13
04

COMP SHNGL 100
DRYWALL 100
HARDWOOD 70
HARDTILE 30
CENTRAL 100
AIR DUCTED 100

Bedrooms Bathrooms Frame

02

3 100
2.5 100
WOOD FRAME 100

Stories Units BUD8 Adjustme Occupancy

05
00

1. 100
0 100
DIST 1A 100
NONE 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

10

NEIGHBORHOOD/LOC

10001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS
DCK
FGR
FOP
UOP
UOP

2,423
282
635
60
5
144

100
10
55
30
20
20

1993
1993
1993
1993
1993
1993

2,423
28
349
18
1
29

317,219
3,666
45,691
2,356
131
3,796

TOTALS

3,549

2,848

372,861

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODE

0500012,848102.2976161.63460,322198619860019.0081.00

1 SFR CUST - 100% - 2022Heated Area: 2423HX Base Yr 2022

A detailed property map showing lot boundaries with dimensions. The map includes several labeled areas: BAS 1993 (large central area), DCK 1993 (top right corner), UOP 1993 (bottom right corner), FOP 1993 (middle left section), and FGR 1993 (bottom center section). Dimensions are provided for each boundary segment.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYTax Group: 5BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

STANDARD372,8616,876700,0001,079,737359,666720,07150,722669,3491,079,73701,013,374

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2001/06169/01/2015WDQ Q I 01474,000

GRANTOR: DEY JUDITH K & LOIS VGRANTEE: GALLIVAN WILLIAM PA1560/13234/11/2008WDU I I 07100GRANTOR: DEY JUDITH KGRANTEE: ENSLOW LOIS V

BUILDING NOTES

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\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000140CRES GOLFL100RSF-10.000.001.00LT1.001.001.00700,000.00700,000.00700,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 700,000Market: 0Agricultural: 0Common: 700,000

PRINTED 07/30/2025 BY SYS