

LOT 37
(EX ESMT IN OR 1509/1048 &
CNSVTN ESMT IN OR 1741/1758)

SULLIVAN DANIEL III & DEBORAH ANN
96512 GRANDE OAKS LANE
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0680-0037-0000



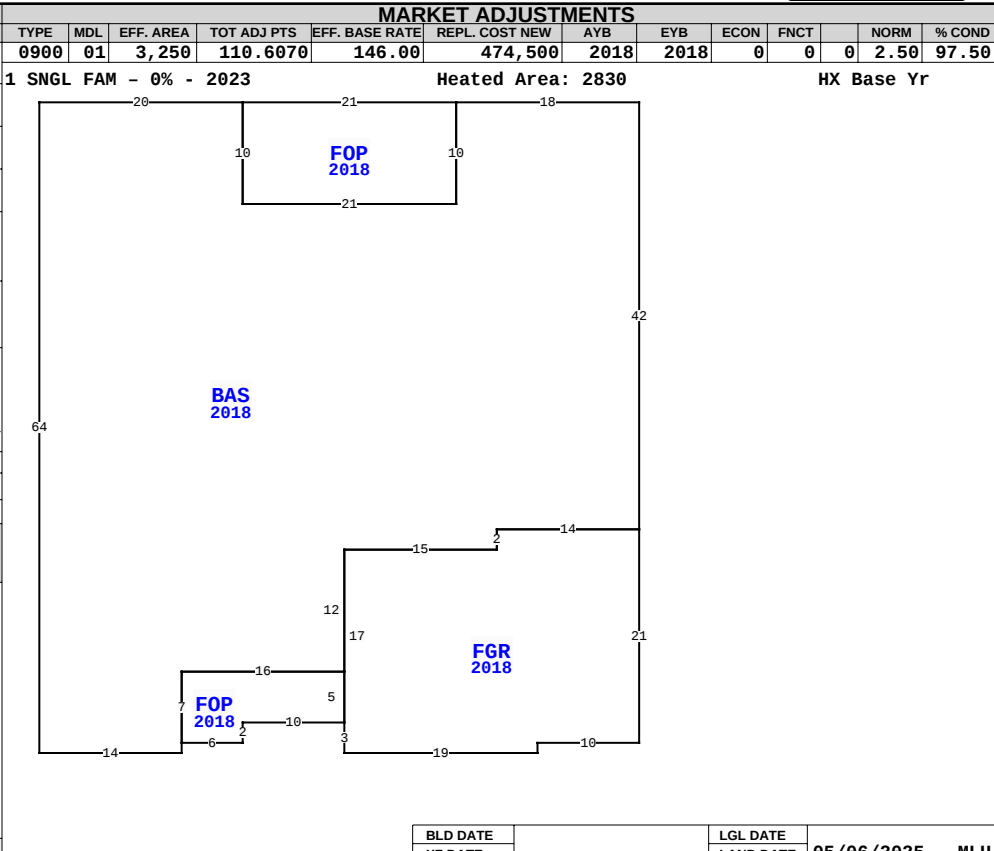
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,830	100	2018	2,830	402,851
FGR	598	55	2018	329	46,833
FOP	92	30	2018	28	3,986
FOP	210	30	2018	63	8,968
TOTALS	3,730			3,250	462,638

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	862.00	SF	10.00
2	0462	ST/AL FNC	0	0	280	0	1,120.00	SF	10.00
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
4	0855	CONC PAVER	0	0	0	0	315.00	SF	10.00
5	0300	BOAT DCK W	0	0	248	5	1,240.00	SF	40.00
6	0310	AL GANG WY	0	0	0	0	18.00	LF	115.00
7	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00
9	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	0		RSF-1	0.00	0.00	1.00



TOTAL OB/XF														
79,846														

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79,846														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					462,638				
TOTAL MARKET OB/XF VALUE					79,846				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					742,484				
SOH/AGL Deduction					0				
ASSESSED VALUE					742,484				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					742,484				
TOTAL JUST VALUE					742,484				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					697,522				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711250	CO ISSUED	0	07/30/2018
B1711250	NEW CONSTR	365,680	12/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2533/0164	1/26/2022	WD	U	I	30	875,000	
GRANTOR:SULLIVAN PATRICK B &							
GRANTEE:SULLIVAN DANIEL J I							
2215/1644	7/31/2018	SW	Q	I	01	454,700	
GRANTOR:D R HORTON INC JACKSO							
GRANTEE:SULLIVAN PATRICK BR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] W21 S10 E21 N10\$ S10 W21 N10 W20 S64 E14 N1 FOP=[YR=2018] E6 N2 E10 FGR=[YR=2018] S3 E19 N1 E10 N21 W14 S2 W15 S17\$ N5 W16 S7\$ N7 E16 N12 E15 N2 E14 N42\$.									