

PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 2776/611
& ESMT PT OR 855/689

KEENAN THOMAS A & SUZANNE L/E/
95733 TYSON ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		3. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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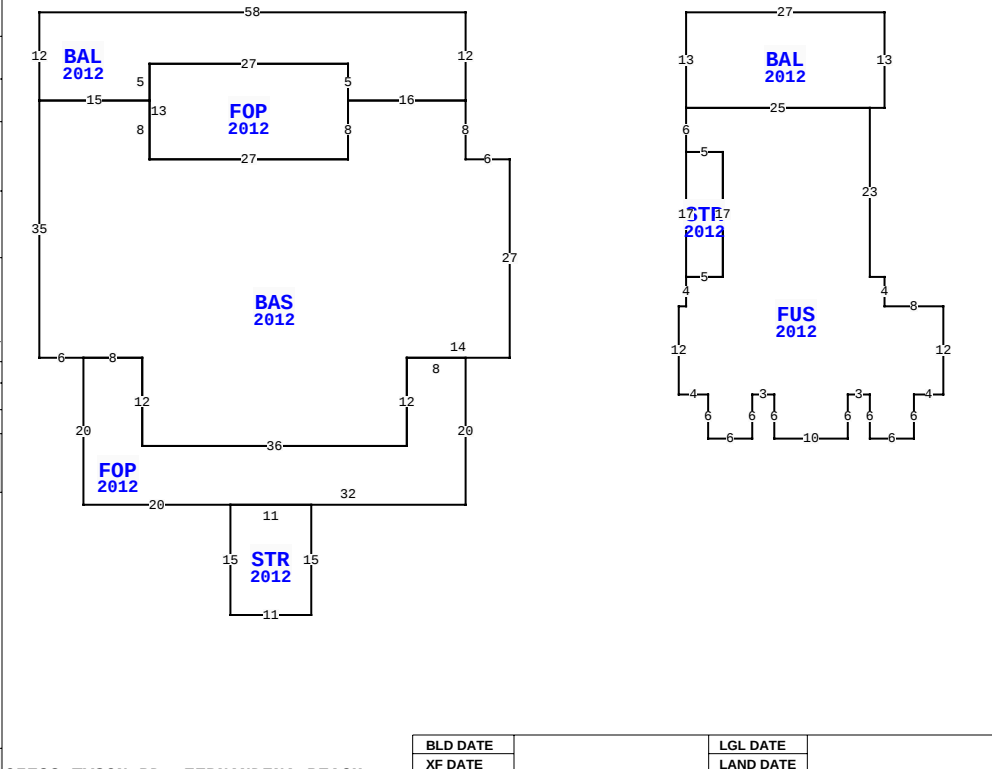
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	351	15	2012	53	7,834
BAL	561	15	2012	84	12,416
BAS	2,408	100	2012	2,408	355,943
FOP	351	30	2012	105	15,521
FOP	608	30	2012	182	26,902
FUS	1,162	100	2012	1,162	171,763
STR	85	10	2012	8	1,182
STR	165	10	2012	16	2,365

TOTALS	5,691			4,018	593,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	720.00	SF	40.00
2	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00
3	0303	FLT DOCK W	0	100	6	8	48.00	SF	26.00
4	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00
5	0317	DCK PLNG W	0	100	0	0	6.00	UT	500.00
6	0855	CONC PAVER	0	100	25	36	900.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		OR	0.00	0.00	2.84
2	009400	C	RIGHT-OF-WAY	100		OR	30.00	226.27	0.16

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,018	99.0000	156.42	628,496	2012	2012	0	0	5.50	94.50
1 SFR CUST - 100% - 2000				Heated Area: 3570				HX Base Yr 2000			



TOTAL OB/XF											
19,258											

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		643,308	
TOTAL MARKET OB/XF VALUE		19,258	
TOTAL LAND VALUE - MARKET		426,631	
TOTAL MARKET VALUE		1,089,197	
SOH/AGL Deduction		517,796	
ASSESSED VALUE		571,401	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		520,679	
TOTAL JUST VALUE		1,089,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		891,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000151	GARAGE	53,892	01/04/2022
B1429612	DEMOLITION	0	11/01/2014
C23871	C0 ISSUED	0	03/29/2012
G01614	GAS	695	03/01/2011
M15854	H/AC	0	01/01/2011
E23142	NEW CONSTR	0	12/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2779/611	3/20/2025	WD	U	I	11
GRANTOR: KEENAN THOMAS A REVOC					
GRANTEE: TAK PROTECTION TRUS					
2188/0547	4/02/2018	WD	U	I	11
GRANTOR: KEENAN THOMAS A					
GRANTEE: KEENAN THOMAS A L/E					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAL=[YR=2012] W58 S12 BAS=[YR=2012] S35 E6 FOP=[YR=2012] S20 E20 STR=[YR=2012] S15 E11 N15 W11\$ E32 N20 W8 S12 W36 N12 W8\$ E8 S12 E36 N12 E14 N27 W6 N8 W16 FOP=[YR=2012] N5 W27 S13 E27 N8\$ S8 W27 N8 W15\$ E15 N5 E27 S5 E16 N12\$ PTR = E30 BAL=[YR=2012] E27 S13 W2 FUS=[YR=2012] S23 E2 S4 E8 S12 W4 S6 W6 N6 W3 S6 W10 N6 W3 S6 W6 N6 W4 N12 E1 N4 STR=[YR=2012] N17 E5 S17 W5\$ E5 N17 W5 N6 E25\$ W25 N13 \$ W30 \$.									

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