

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E OR 2469/1362
(EX FPL UTIL ESMT OR 333/771)

SULLIVAN PATRICK B & JESSICA C
940272 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-0000-0012-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										4			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										STANDARD																
Exterior Wall	12	CEDAR 100		0900	01	2,737	110.3760	145.70	398,781	1986	2016	0	0	0	4.00	96.00	VALUATION BY										TAX DIST:																
Roof Structure	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2023										Heated Area: 2132										HX Base Yr 2023										382,830									
Roof Cover	03	COMP SHNGL 100																																155,890									
Interior Wall	05	DRYWALL 100																																1,170,000									
Interior Floor	09	PINE WOOD 50																																1,708,720									
Interior Floor	14	CARPET 50																																529,626									
Air Condition	03	CENTRAL 100																																1,179,094									
Heating Type	04	AIR DUCTED 100																						HX HB										50,722									
Bedrooms		3 100																																1,128,372									
Bathrooms		2.5 100																																1,708,720									
Frame	02	WOOD FRAME 100																																56,475									
Stories		2. 100																																									
Units		0 100																																									
BUD8 Adjustme	04	DIST 01 100																																									
Occupancy	00	NONE 100																																1,636,490									