PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2404/1030
& ESMT IN OR 1339/1014 (EX

SULLIVAN KATRINA & BRADLEY
96001 SERENITY LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-0000-0007-0510

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

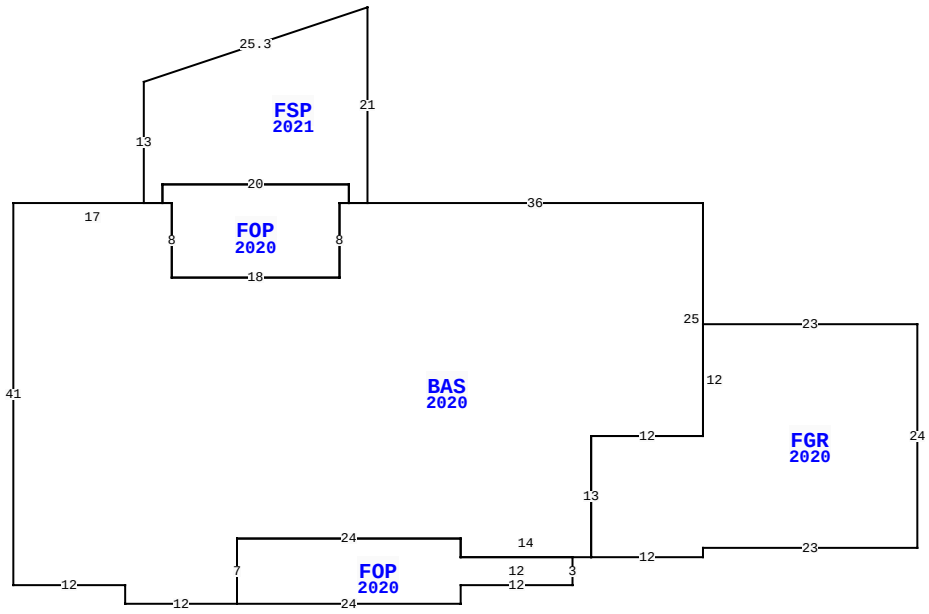
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2020	2,560	403,204
FGR	708	55	2020	389	61,268
FOP	184	30	2020	55	8,663
FOP	204	30	2020	61	9,608
FSP	368	40	2021	147	23,152
TOTALS	4,024			3,212	505,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,212	101.2000	159.90	513,599	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2560 HX Base Yr 2021



96001 SERENITY LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		505,895
TOTAL MARKET OB/XF VALUE		76,315
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		666,210
SOH/AGL Deduction		202,319
ASSESSED VALUE		463,891
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		403,169
TOTAL JUST VALUE		666,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101118	SWIM POOL	72,733	02/01/2021
B2100954	XFOB-SCRN POOL EN	23,914	01/27/2021
B2100954	SCRN ENCLSR	23,914	01/27/2021
C1904334	CO ISSUED	0	02/27/2020
19004334	NEW CONSTR	357,188	04/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1030	10/26/2020	WD	Q	I	01	499,900
GRANTOR: BROWN BOBBY K & BARBA						
GRANTEE: SULLIVAN KATRINA &						
2181/0753	3/01/2018	WD	Q	V	01	35,500
GRANTOR: CIMINO GEORGINA						
GRANTEE: BROWN BOBBY K & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 FSP=[YR=2021] N21 L24 D8 S13 E2 N2 E20 S2 E2$ W2 FOP=[YR=2020] N2 W20 S2 E1 S8 E18 N8 E1$ W1 S8 W18 N8 W17 S41 E12 S2 E12 FOP=[YR=2020] E24 N2 E12 N3 W12 N2 W24 S7$ N7 E24 S2 E14 FGR=[YR=2020] E12 N1 E23 N24 W23 S12 W12 S13$ N13 E12 N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2020	2020	3	98	688	
3	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	2020	2020	3	98	3,486	
4	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00	85.00	100	2021	2021	3	93	28,774	
5	0911	SCRN RM A	0	100	0	0	1,244.00	SF	26.25	26.25	100	2021	2021	3	90	29,390	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
7	0855	CONC PAVER	0	100	0	0	880.00	SF	10.00	10.00	100	2021	2021	3	99	8,712	

LAND DESCRIPTION

TOTAL OB/XF 76,315

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	0.56	AC		1.00	1.00	1.50	100,000.00	150,000.00	84,000							

REVIEW DATE 08/16/2021 BY NW Total Acres: 0.56 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/30/2025 BY SYS