

LOT 3 IN OR 1609/1723 &
PT LOT 2 IN OR 2262/855
THE COVE @ OYSTER BAY PB 6/79

GULLIA EMIL M & FRANCES
96110 PARK PLACE
FERNANDINA BEACH, FL 32034-6183

2025

46-3N-28-5065-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

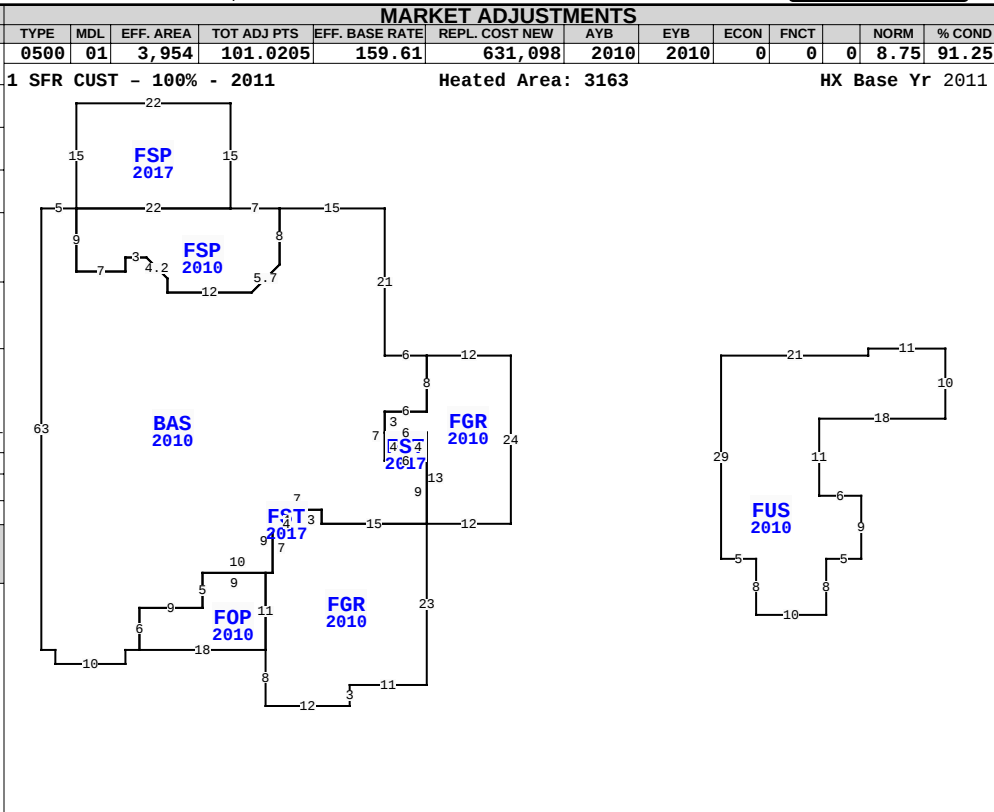
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2010	2,450	356,829
FGR	306	55	2010	168	24,468
FGR	564	55	2010	310	45,150
FOP	153	30	2010	46	6,700
FSP	294	40	2010	118	17,186
FSP	330	40	2017	132	19,225
FST	8	55	2017	4	582
FST	24	55	2017	13	1,893
FUS	713	100	2010	713	103,844

TOTALS	4,842			3,954	575,877
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EXTRA FEATURES	
L N	OB/XF CODE
1	0855 CONC PAVER
2	0855 CONC PAVER
3	0812 CONCRETE C
4	1126 CB/STC 8"
5	0462 ST/AL FNC
6	0500 FP-PRE FAB
7	0463 FENCE GATE



96110 PARK PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0855	CONC PAVER	0 100	10 10	100.00	SF	10.00	10.00	100	2010	2010	3	90	900	
2	0855	CONC PAVER	0 100	0 0	390.00	SF	10.00	10.00	100	2010	2010	3	90	3,510	
3	0812	CONCRETE C	0 100	0 0	1,182.00	SF	4.00	4.00	100	2010	2010	3	90	4,255	
4	1126	CB/STC 8"	0 100	10 4	40.00	SF	8.00	8.00	100	2010	2010	3	90	288	
5	0462	ST/AL FNC	0 100	0 0	432.00	SF	10.00	10.00	100	2010	2010	3	56	2,419	
6	0500	FP-PRE FAB	0 100	0 0	2.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	6,510	
7	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	

LAND DESCRIPTION										TOTAL OB/XF						18,338			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	142,500.00	142,500.00	2		

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE				575,877
TOTAL MARKET OB/XF VALUE				18,338
TOTAL LAND VALUE - MARKET				213,750
TOTAL MARKET VALUE				807,965
SOH/AGL Deduction				393,491
ASSESSED VALUE				414,474
TOTAL EXEMPTION VALUE	HX HB DX			55,722
BASE TAXABLE VALUE				358,752
TOTAL JUST VALUE				807,965
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				779,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702008	ADDTN	7,254	03/13/2017
C22753	CO ISSUED	0	02/03/2010
E22099	ELEC OTHER	1,989	09/01/2009
M14836	MECH OTHER	0	09/01/2009
R12108	REPAIR/RRF	9,500	09/01/2009
P13892	OTHER	0	08/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0855	3/19/2019	WD	U	V	37	40,000
GRANTOR: GROVE NANCY ANN LIVIN						
GRANTEE: GULLIA EMIL M & FRA						
1609/1723	3/12/2009	WD	Q	V	01	110,000
GRANTOR: PURA JOHN A & ARLENE						
GRANTEE: GULLIA EMIL M & FRA						

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2010] W12 BAS=[YR=2010] W6 N21 W15 FSP=[YR=2010] W7 FSP=[YR=2017] N15 W22 S15 E22\$ W22 S9 E7 N2 E3 D3 R3 S2 E12 U4 R4 N8 \$ S8 D4 L4 W12 N2 U3 L3 W3 S2 W7 N9 W5 S63 E2 S2 E10 N2 E2 FOP=[YR=2010] E18 FGR=[YR=2010] S8 E12 N3 E11 N23 W15 N2 W3 FST=[YR=2017] W4 S2 E4 N2\$ S2 W4 S7 W1 S11 \$ N11 W9 S5 W9 S6 \$ N6 E9 N5 E10 N9 E7 S2 E15 N9FST=[YR=2017] N4 W6 S4 E6\$W6 N7 E6 N8\$ S8 W6 S3 E6 S13 E12 N24\$ PTR= E30 FUS=[YR=2010] E21 N1 E11S10 W18 S11 E6 S09 W5S8 W10 N8W5 N29 \$ W30 \$.	