

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

2026

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



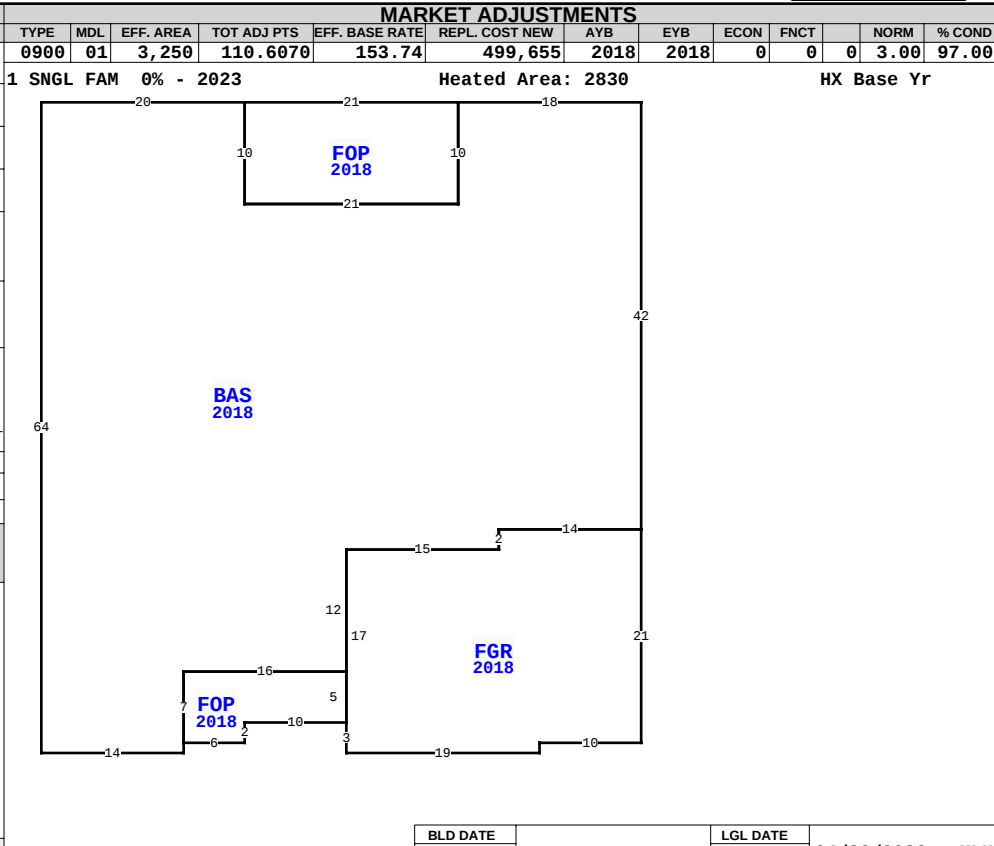
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	422,031
FGR	598	55	2018	329	49,063
FOP	92	30	2018	28	4,176
FOP	210	30	2018	63	9,395
TOTALS	3,730			3,250	484,665

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
5	0300	BOAT DCK W	0	0	248	5	1,240.00	SF	40.00	40.00	100
6	0310	AL GANG WY	0	0	0	0	18.00	LF	115.00	115.00	100
7	0350	CARPORT WD	0	0	20	20	400.00	SF	13.00	13.00	100
8	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100
9	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100

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



TOTAL OB/XF											
57,116											

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57,116											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	484,665										
TOTAL MARKET OB/XF VALUE	57,116										
TOTAL LAND VALUE - MARKET	250,000										
TOTAL MARKET VALUE	791,781										
SOH/AGL Deduction	0										
ASSESSED VALUE	791,781										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	791,781										
TOTAL JUST VALUE	791,781										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	742,484										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005211	PORCH ADDITION T-	13,149	05/14/2026
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\$.											