PT JOHN CHISTOPHER 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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

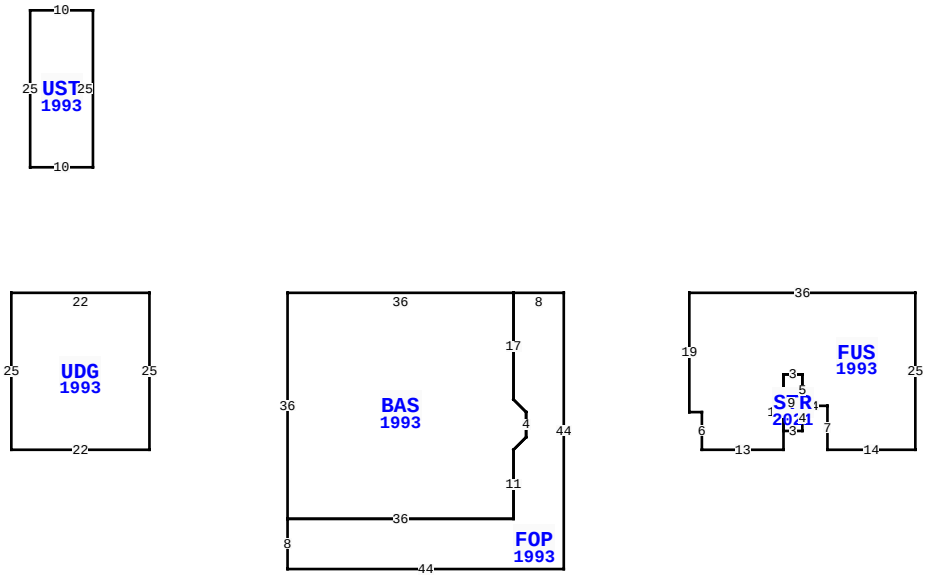
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	191,643
FOP	628	30	1993	188	27,545
FUS	824	100	1993	824	120,729
STR	27	10	2021	3	439
UDG	550	55	1993	302	44,248
UST	250	45	1993	112	16,410
TOTALS	3,587			2,737	401,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,737	110.3760	153.42	419,911	1986	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2023 Heated Area: 2132 HX Base Yr 2023



940272 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,015
TOTAL MARKET OB/XF VALUE		123,746
TOTAL LAND VALUE - MARKET		1,170,000
TOTAL MARKET VALUE		1,694,761
SOH/AGL Deduction		483,831
ASSESSED VALUE		1,210,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,159,519
TOTAL JUST VALUE		1,694,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,708,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007111	ADDITION/PORCH	294,093	06/27/2025
SP240004034	NEW INGROUND SWIM	118,745	04/09/2024
M2118057	H/AC	16,800	12/30/2021
R2108348	ROOF	22,800	06/24/2021
B2107606	23 WINDOWS	21,820	06/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/1362	6/04/2021	WD	Q	I	01	900,000
GRANTOR: DUEY-DODGE AMY LEGARE						
GRANTEE: SULLIVAN PATRICK B						
1939/1228	9/18/2014	SW	U	I	11	100
GRANTOR: DUEY JOHN CRAIG L/E						
GRANTEE: DUEY-DODGE AMY LEGA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W36 S36 E36 N11 U2 R2 N4 U2 L2 N17$ S17 D2 R2 S4 D2 L2 S11 W36 S8 E44 N44 $ PTR= E20 FUS=[YR=1993] E36 S25 W14 N7 W4 STR=[YR=2021] S4 W3 N9 E3 S5$ N5 W3 S12 W13 N6 W2 N19$ W20 $ PTR= W66 UDG=[YR=1993] W22 S25 E22 N25 $E66 $ PTR= W75 N45 UST=[YR=1993] W10 S25 E10 N25 $ S45 E75 $.

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	1986	1986	3	56	1,960	
3	0300	BOAT DCK W	0	100	411	4	1,644.00	SF	40.00	40.00	100	2022	2022	3	93	61,157	
4	0300	BOAT DCK W	1	100	0	0	152.00	SF	40.00	40.00	100	2024	2023		95	5,776	
5	0350	CARPORT WD	1	100	26	11	286.00	SF	13.00	13.00	100	2024	2023		93	3,458	
6	0322	BOAT LFT L	1	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		93	1,395	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 123,746

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	7.80	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,170,000							

REVIEW DATE 05/19/2026 BY IB Total Acres: 7.80 Total Land Value: 1,170,000 Market: 0 Agricultural: 0 Common: 1,170,000 PRINTED 07/09/2026 BY SYS