

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

2026

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 Floo	13 LVT/LAMNT 70
Interior Floo	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	1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

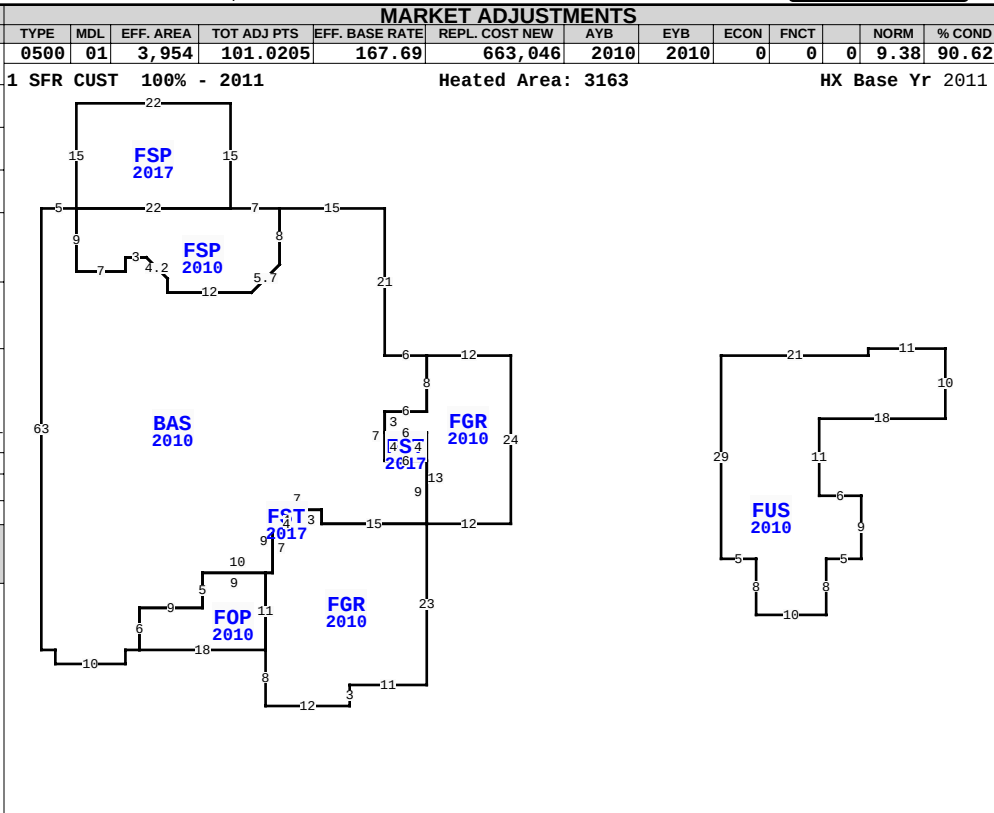
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,450	100	2010	2,450	372,304
FGR	306	55	2010	168	25,529
FGR	564	55	2010	310	47,108
FOP	153	30	2010	46	6,990
FSP	294	40	2010	118	17,931
FSP	330	40	2017	132	20,059
FST	8	55	2017	4	608
FST	24	55	2017	13	1,976
FUS	713	100	2010	713	108,348
TOTALS	4,842			3,954	600,852

EXTRA FEATURES	
L N	OB/XF CODE

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
4	1126	CB/STC 8"	0	100	10	4		40.00	SF	8.00				285	
6	0500	FP-PRE FAB	0	100	0	0		2.00	UT	3,500.00			92	6,440	

LAND DESCRIPTION	
L N	USE CODE
1	000134
	C
	RES POND
	100
	PUD
	0.00
	0.00
	1.50
	LT
	1.00
	1.00
	1.00
	165,000.00
	165,000.00
	247,500



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF															6,725

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			600,852
TOTAL MARKET OB/XF VALUE			6,725
TOTAL LAND VALUE - MARKET			247,500
TOTAL MARKET VALUE			855,077
SOH/AGL Deduction			429,412
ASSESSED VALUE			425,665
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			369,254
TOTAL JUST VALUE			855,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			807,965

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
2262/0855	3/19/2019	WD U	V		37
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 \$.	