

LOT 25
IN OR 1892/1882 & OR 1892/1884
& OR 1892/1886

GRADWELL PETER/STIFF SHARON D
2340 SAFE HARBOR LANE
FERNANDIAN BEACH, FL 32034

2024

00-00-31-167C-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2,222	386,546
FGR	416	55	229	39,838
FOP	46	30	14	2,435
FOP	193	30	58	10,090
FST	20	55	11	1,914
TOTALS	2,897		2,534	440,821

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	290.00	SF	85.00	85.00	
5	0911	SCRN RM A	0	100	0	0	782.00	SF	17.50	17.50	
6	0845	KOOL DECK	0	100	0	0	492.00	SF	7.25	7.25	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,534	121.4400	182.16	461,593	2014	2014	0	0	4.50	95.50
1 SFR CUST - 100% - 2015											
Heated Area: 2222											
HX Base Yr 2015											
2340 SAFE HARBOR LN, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		440,821	
TOTAL MARKET OB/XF VALUE		38,537	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		654,358	
SOH/AGL Deduction		288,573	
ASSESSED VALUE		365,785	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		315,785	
TOTAL JUST VALUE		654,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		586,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141910	SCRNENCL	5,500	09/02/2014
20141358	SWIM POOL	35,000	06/24/2014
20140516	NEW CONSTR	247,049	03/17/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1892/1886	12/06/2013	WD U	V	V	16
GRANTOR: ZHAN JUDITH TRUSTEE					
GRANTEE: GRADWELL PETER & SH					
1892/1882	12/06/2013	PR U	V	V	19
GRANTOR: ZAHN JUDITH P/R					
GRANTEE: GRADWELL PETER & SH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W19 FOP=[YR=2014] W21 S5 E10 S7 D1 R1 E10 N13\$ S13 W10 U1 L1 N7 W10 N5 W20 S28 FGR=[YR=2014] S22 E20 N18 W1 N4 W10 FST=[YR=2014] W5 S4 E5 N4\$ S4 W5 N4 W4\$ E19 S4 E1 S13 E9 FOP=[YR=2014] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E12 S5 E12 N50\$.											