

LEAHY WILLIAM P 2010 TRUST/LEAHY WILLIAM P TRUSTEE
95202 CAPTAINS WAY
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0049-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 3,121 111.2832 166.92 520,957 1992 2002 0 0 10.50 89.50										Tax Group: 8 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2020 Heated Area: 2787 HX Base Yr 2020										BUILDING MARKET VALUE 466,257									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 22,751									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 500,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 989,008									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 324,291									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 664,717									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 614,717									
Bathrooms 2.5 100																				TOTAL JUST VALUE 989,008									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 893,495									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				6418 SWIM POOL 10,000 10/06/1992									
MAP NUM MKT AREA 03																				8184 NEW CONSTR 125,000 06/22/1992									
NEIGHBORHOOD/LOC 3019.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				SALES DATA									
BAS 2,591 100 2,591 387,079																				OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE									
BAS 196 100 196 29,281																				2267/0499 4/10/2019 QC U I 11 100									
FGR 572 55 315 47,059																				GRANTOR: LEAHY WILLIAM P & MAR									
FOP 24 30 7 1,045																				GRANTEE: LEAHY WILLIAM P 201									
FOP 36 30 11 1,643																				2215/0271 7/26/2018 WD Q I 01 765,000									
PTO 24 5 1 149																				GRANTOR: CARLTON MERRITT & CHR									
																				GRANTEE: LEAHY WILLIAM P & M									
TOTALS 3,443 3,121 466,257																				BUILDING NOTES									
EXTRA FEATURES 95202 CAPTAINS WAY, FERNANDINA BEACH																				BUILDING DIMENSIONS									
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																				BAS=[YR=1993] W3 N1 W7 BAS=[YR=2019] W25 S1 E3 S9 E19 N9 E3 N1 \$ S1 W3 S9 W19 N9 W3 N1 W25 S6 PTO=[YR=1993] W6 S4 FOP=[YR=1993] S4 E6 N4 W6 \$ E6 N4 \$ S8 W6 S32 E22 N4 E1 S2 E7 N2 E4 FOP=[YR=1993] E12 N3 W12 S3 \$ N3 E12 S3 E2 S2 FGR=[YR=1993] S26 E22 N26 W22 \$ E18 N43 \$.									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1992 1992 3 72 2,520																													
2 0855 CONC PAVER 0 100 0 0 1,365.00 SF 7.00 7.00 100 2013 2013 3 94 8,982																													
3 0845 KOOL DECK 0 100 0 0 381.00 SF 7.25 7.25 100 1992 1992 3 64 1,768																													
4 0861 POOL GUNIT 0 100 26 14 364.00 SF 85.00 85.00 100 1992 1992 3 20 6,188																													
5 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1992 1992 3 72 1,440																													
6 0855 CONC PAVER 0 100 0 0 247.00 SF 10.00 10.00 100 1998 1998 3 75 1,853																													
LAND DESCRIPTION TOTAL OB/XF 22,751																													
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000140 C SFR GOLF A 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 500,000.00 500,000.00 500,000																													
REVIEW DATE 02/19/2019 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS																													