

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

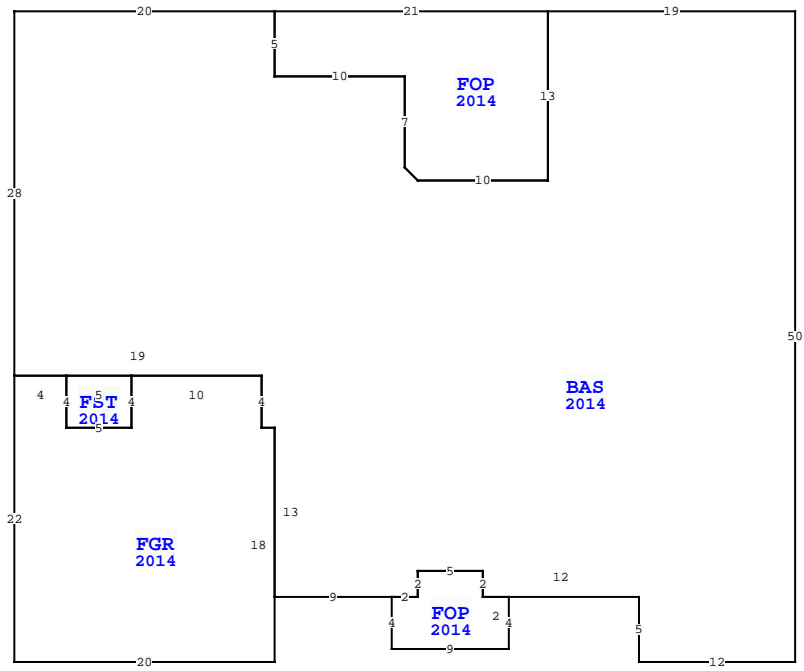
GRADWELL PETER/STIFF SHARON D  
2340 SAFE HARBOR LANE  
FERNANDIAN BEACH, FL 32034

**2025**

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 Floor	12	HARDWOOD 60
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2015	486,224	2014	2014	0	0	0	5.00	95.00
Heated Area: 2222					HX Base Yr 2015							



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,222	100	2014	2,222	405,039
FGR	416	55	2014	229	41,744
FOP	46	30	2014	14	2,552
FOP	193	30	2014	58	10,573
FST	20	55	2014	11	2,005
TOTALS	2,897			2,534	461,913

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				461,913
TOTAL MARKET OB/XF VALUE				36,683
TOTAL LAND VALUE - MARKET				175,000
TOTAL MARKET VALUE				673,596
SOH/AGL Deduction				297,203
ASSESSED VALUE				376,393
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				325,671
TOTAL JUST VALUE				673,596
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				654,358

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 / I	V / I	RSN CD	SALE PRICE
1892/1886	12/06/2013	WD	U	V	16	100
GRANTOR: ZHAN JUDITH TRUSTEE						
GRANTEE: GRADWELL PETER & SH						
1892/1882	12/06/2013	PR	U	V	19	67,500
GRANTOR: ZAHN JUDITH P/R						
GRANTEE: GRADWELL PETER & SH						

EXTRA FEATURES																	
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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0810	CONCRETE A	0	100	0	0	640.00	SF	6.50	6.50	100	2014	2014	3	94	3,910	
3	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2014	2014	3	94	587	
4	0861	POOL GUNIT	0	100	0	0	290.00	SF	85.00	85.00	100	2014	2014	3	71	17,502	
5	0911	SCRN RM A	0	100	0	0	782.00	SF	17.50	17.50	100	2014	2014	3	60	8,211	
6	0845	KOOL DECK	0	100	0	0	492.00	SF	7.25	7.25	100	2014	2014	3	94	3,353	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	60	1,200	

BUILDING NOTES				
BLD DATE				
LGL DATE				
XF DATE				
LAND DATE				
AG DATE				
INC DATE				
2340 SAFE HARBOR LN, FERNANDINA BEACH				
03/14/2024 MLU				

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 POP=[YR=2014] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2														
E12 S5 E12 N50\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							