

GRANHOLM TOM R & KATHY C
1417 SADLER RD #254
FERNANDINA BEACH, FL 32034

00-SB-30-065B-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT 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 3,781 118.2060 186.77 706,177 2016 2016 0 0 4.00 96.00										Tax Group: 8 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2017 Heated Area: 3135 HX Base Yr 2017										BUILDING MARKET VALUE 677,930									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 90,233									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 350,000									
Interior Floo 11 CLAY TILE 80																				TOTAL MARKET VALUE 1,118,163									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 394,101									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 724,062									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 673,340									
Bathrooms 3 100																				TOTAL JUST VALUE 1,118,163									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,089,003									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				214756 ADDITION 0 09/01/2021									
MAP NUM MKT AREA 03																				B1631697 CO ISSUED 0 06/09/2016									
NEIGHBORHOOD/LOC 3019.00																				B1631697 NEW CONSTR 401,619 01/26/2016									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,135 100 2016 3,135 562,103																													
FGR 705 55 2016 388 69,568																													
FOP 180 30 2016 54 9,683																													
FOP 548 30 2016 164 29,405																													
FST 73 55 2016 40 7,172																													
TOTALS 4,641 3,781 677,930																													
EXTRA FEATURES										95239 CAPTAINS WAY, FERNANDINA BEACH																			
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 2016 2016 3 97 1,940																													
2 0855 CONC PAVER 0 100 0 0 924.00 SF 10.00 10.00 100 2016 2016 3 95 8,778																													
3 0855 CONC PAVER 0 100 0 0 160.00 SF 10.00 10.00 100 2016 2016 3 95 1,520																													
4 0855 CONC PAVER 0 100 3 12 36.00 SF 10.00 10.00 100 2016 2016 3 95 342																													
5 0861 POOL GUNIT 0 100 0 0 512.00 SF 85.00 85.00 100 2021 2021 3 93 40,474																													
6 0911 SCRNM RM A 0 100 0 0 1,492.00 SF 17.50 17.50 100 2021 2021 3 90 23,499																													
7 0855 CONC PAVER 0 100 0 0 1,200.00 SF 10.00 10.00 100 2021 2021 3 99 11,880																													
8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2021 2021 3 90 1,800																													
LAND DESCRIPTION										TOTAL OB/XF 90,233																			
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 RES GOLF 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 350,000.00 350,000.00 350,000																													
REVIEW DATE 05/18/2022 BY DJ										Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000										PRINTED 07/30/2025 BY SYS									