

LOT 6
IN OR 1500/1017
SCHOONER LANDING PB 6/246

BLACKLOCK DAVID
2173 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																													
Exterior Wall	10	ABOVE AVG 100	0500	01	1,940	131.5160	187.41	363,575	2002	2004	0	0	0	8.50	91.50	VALUATION SUMMARY																												
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2008													Heated Area: 1667																												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2008																												
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD																		
Interior Floop	11	CLAY TILE 100														Tax Group: 2										Tax Dist:																		
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE										332,671																		
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE										9,428																		
Bedrooms	3	100														TOTAL LAND VALUE - MARKET										131,250																		
Bathrooms	2	100														TOTAL MARKET VALUE										473,349																		
Frame	02	WOOD FRAME 100														SOH/AGL Deduction										270,091																		
Stories	1.	1. 100														ASSESSED VALUE										203,258																		
Units	0	100														TOTAL EXEMPTION VALUE										HX HB 50,000																		
Occupancy	00	NONE 100														BASE TAXABLE VALUE										153,258																		
Quality			05	Quality Level 05												TOTAL JUST VALUE										473,349																		
DOR CODE			0100	SINGLE FAMILY												NCON VALUE										0																		
MAP NUM			MKT AREA												INCOME VALUE																													
NEIGHBORHOOD/LOC			1047.00												PREVIOUS YEAR MKT VALUE										401,668																			
AREA TYPE			TOTAL GROSS AREA																																									
PCT OF BASE			TOT ADJ AREA																																									
SUBAREA MARKET VALUE																																												
BAS			1,667												285,857																													
FGR			446												42,012																													
FOP			51												2,572																													
PTO			258												2,229																													
TOTALS			2,422												1,940										332,671																			
EXTRA FEATURES			2173 SAFE HARBOR LN, FERNANDINA BEACH																																									
L N			OB/XF CODE												BLD DATE										LGL DATE																			
DESCRIPTION			BLD CAP												XF DATE										LAND DATE																			
BLD			L												INC DATE										AG DATE																			
W			UNITS												UT										Adj R																			
1 0500			FP-PRE FAB												1.00										UT 3,500.00										3,500.00									
2 0812			CONCRETE C												0.100										SF 4.00										4.00									
3 0469			VF LATTIC												0.100										SF 5.50										5.50									
4 0475			VF 4 SBPL												0.100										LF 14.00										14.00									
5 0470			VNYL GATE												0.100										UT 300.00										300.00									
TOTAL OB/XF			9,428																																									
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																			
1 000100			C												SFR										100										R-1A									
0.00			0.00												1.00										LT										1.00									
1.00			1.00												1.05										125,000.00										131,250.00									
131,250																																												
REVIEW DATE			05/09/2019												BY										DJA										Total Acres: 0.00									
Total Land Value:			131,250												Market:										0										Agricultural: 0									
Common:			131,250												PRINTED 08/02/2023 BY SYS																													