

LOT 7
IN OR 2240/1327
SCHOONER LANDING PB 6/246

GOOCH GARRETT R & HEATHER L
2189 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0007-0000



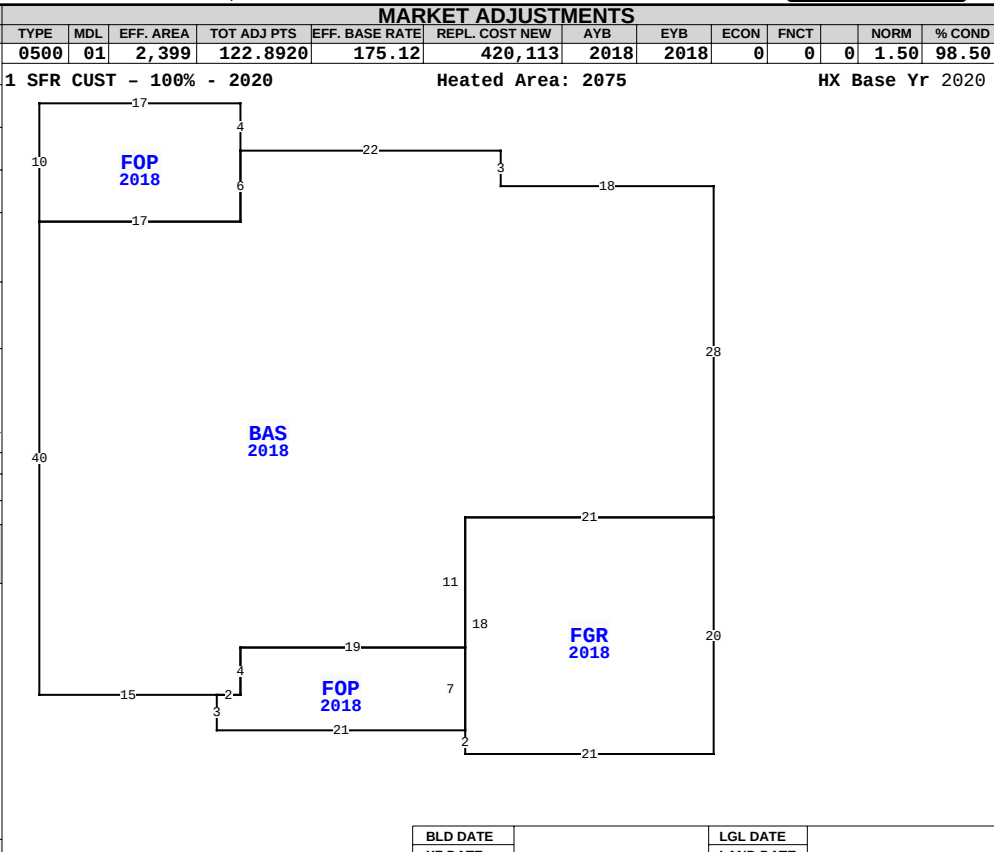
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,075	100	2,075	357,923
FGR	420	55	231	39,846
FOP	139	30	42	7,245
FOP	170	30	51	8,797
TOTALS	2,804		2,399	413,811

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	604.00	SF	7.00	7.00	4,143
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	494
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	5,290
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	570

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



TOTAL OB/XF											
10,497											

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10,497											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	413,811										
TOTAL MARKET OB/XF VALUE	10,497										
TOTAL LAND VALUE - MARKET	125,000										
TOTAL MARKET VALUE	549,308										
SOH/AGL Deduction	197,435										
ASSESSED VALUE	351,873										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	301,873										
TOTAL JUST VALUE	549,308										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	489,580										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174084	CO ISSUED	0	08/10/2018
20174084	NEW CONSTR	267,096	12/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2240/1327	11/30/2018	WD	Q	I	01	422,500	
GRANTOR:CELLARIUS CAPITAL INC							
GRANTEE:GOOCH GARRETT R & H							
2150/1917	10/10/2017	WD	Q	V	01	120,000	
GRANTOR:PESTANA JOSE R & MAIN							
GRANTEE:CELLARIUS CAPITAL I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W18 N3 W22 FOP=[YR=2018] N4 W17 S10 E17 N6\$ S6 W17 S40 E15 FOP=[YR=2018] S3 E21 FGR=[YR=2018] S2 E21 N20 W21 S18\$ N7 W19 S4 W2\$ E2 N4 E19 N11 E21 N28\$.											